

The Old Post Office, Moulton



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Offers in The Region of: £549,950

Sitting in the centre of this highly regarded and conveniently positioned village, The Old Post Office is a very well presented detached cottage, full of period character and with the benefit of large mature gardens bordering open countryside. To the ground floor there is a living room with a log burning stove, a large dining kitchen, a utility room and a cloakroom, with the first floor having three/four bedrooms, the master having an ensuite shower room, and the house bathroom. Externally there are mature gardens with a number of seating areas extending to approximately 0.25 acres, a double garage and parking. An early inspection is strongly recommended.



Entrance Lobby:

Accessed through a part glazed upvc door and having a tiled floor and upvc double glazed windows to each side.

Study/Hallway:

3.90m x 1.85m

A great space for a home office or study area, there is a radiator, a beamed ceiling and a upvc double glazed window to the front of the property.

Living Room:

5.40m x 3.92m max

Full of character with a beamed ceiling and exposed structural timbers, the room features a radiator, a TV point, under stairs storage and upvc double glazed windows to the side and rear of the property. The central focus of the room is the feature fireplace which houses a log burning stove, has a carved timber lintel and brick detailing.

Dining Kitchen:

7.27m x 3.95m

A fantastic open plan space which features a quality fitted kitchen, a large dining area and a beamed ceiling.

The kitchen is fitted with a generous range of cream units with soft close fittings and butchers block style countertops. Integrated into the units are a fridge and a freezer. The central island provides additional cupboard space and has a granite countertop. A range cooker is set into the chimney breast with a brick arch over. There is a radiator, a TV point and upvc double glazed windows to the front and rear of the property.

Utility Area:

Fitted with a range of units with granite countertops and an inset Belfast sink. There is plumbing for a dishwasher and a double glazed window.

Cloakroom:

Fitted with a WC and a wash hand basin. There is a radiator and a double glazed window.

Rear Lobby:

Providing ample space for keeping outdoorwear, there is plumbing for a washing machine, a Velux roof window and a stable style door out to the garden.

First Floor Landing:

With loft access.



Bedroom 1:

3.92m x 3.51m

A double bedroom with a radiator and a upvc double glazed window.

The Ensuite is fitted with a corner shower cubicle, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.

Bedroom 2:

3.90m x 3.54m

A double bedroom with a TV point, a radiator and a upvc double glazed window.

Bedroom 3:

3.56m x 2.95m

A double bedroom with a built in cupboard, a radiator and a upvc double glazed window.

Bedroom 4/Dressing Room:

2.35m x 2.00m

Currently used as a dressing room, but also perfect as a fourth bedroom, there is a radiator, a upvc double glazed window and a range of hanging rails.

Bathroom:

2.37m x 2.01m

A generous bathroom having a white suite that comprises a bath with a dual headed shower over, a





WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.

External

The cottage sits back from the road behind a stone wall and a mature, well stocked forecourt garden. Gated paths to each side lead to the rear garden.

The large rear garden is a gardeners dream. Covering an area of approximately 0.25 acres it features two mature well stocked areas with lawns and a large decked seating area making the perfect space for relaxing.

There is a small woodland area bordering open countryside which has mature fruit trees, a useful garden store and space for keeping chickens!

Across the road from the property there is a double garage with driveway parking.

Additional Information

The postcode is DL10 6QE and the Council Tax Band is E.

The property has the benefit of an oil fired central heating system.



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GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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