

3 STATION COTTAGES BARTON HILL, WHITWELL



A substantially extended three-bedroom cottage offering well appointed accommodation together with good-sized private garden, off-street parking and single garage, in a convenient location between Malton & York.

Entrance porch, kitchen, dining room, guest cloakroom, study, sitting room with log burner, first floor landing, master bedroom with en-suite shower room, two further bedrooms & house bathroom.

Oil-fired central heating & uPvc double-glazing.

Good-sized gardens, off-street parking & single garage.

GUIDE PRICE £375,000

This substantially extended cottage occupies a good-sized plot with garage and off-street parking and enjoys a convenient location between Malton and York. Built as a railway worker's house in the late-1800s, during the current owner's tenure, the original cottage was completely renovated and a large two-storey extension added to the side, creating a deceptively spacious home of almost 1,200sq.ft.

The cottage now benefits from oil-fired central heating, uPvc double-glazed windows and doors and is immaculately presented throughout. Its accommodation is arranged over two floors and comprises entrance porch, kitchen, dining room, guest cloakroom, study and sitting room with wood burning stove. On the first floor is a master bedroom with en-suite shower room, two further double bedrooms and a large house bathroom.

The property enjoys a larger than average garden which is securely enclosed, wrapping around two sides of the cottage, and there is a courtyard to the front with a useful brick-built outhouse. The main section of garden features a good-sized lawn, shrub borders, timber deck, greenhouse, timber garden shed and productive vegetable patch. Additionally, there is parking for several cars, plus a single garage.

Barton Hill is a small hamlet located between the villages of Whitwell on the Hill and Barton le Willows. It lies a little way off the A64, allowing for quick and easy access to York, Malton and the wider region.



ACCOMMODATION

ENTRANCE PORCH

1.1m x 1.1m (3'7" x 3'7")

Composite front door. Casement window to the front. Tiled floor.

KITCHEN

4.9m x 2.4m (16'1" x 7'10")

Range of kitchen cabinets incorporating a ceramic sink unit. Four ring ceramic hob with extractor hood, electric oven and grill. Automatic washing machine point. Dishwasher point. Tiled floor. Recessed spotlights. Understairs cupboard. Casement window to the front.



DINING ROOM

3.5m x 2.3m (11'6" x 7'7")

Two wall light points. Casement window to the side. Radiator.



INNER LOBBY

Mains wired smoke alarm.

GUEST CLOAKROOM

1.4m x 1.1m (4'7" x 3'7")

White low flush WC and wash basin in vanity unit. Tiled floor. Casement window to the side. Radiator.

STUDY

2.6m x 2.3m (8'6" x 7'7")

Telephone point. Consumer unit. Casement window to the rear and a feature window onto the Sitting Room. Radiator.



SITTING ROOM

4.9m x 3.9m (min) (16'1" x 12'10")

Cast iron wood burning stove set on a stone hearth. Coving. Three wall light points. Television point. French doors onto the rear garden. Staircase to the first floor. Radiator.



FIRST FLOOR

LANDING

Light tube.

BEDROOM ONE

4.9m x 3.8m (min) (16'1" x 12'6")

Coving. Range of fitted wardrobes. Two casement windows to the rear. Two radiators.



EN-SUITE SHOWER ROOM

2.5m x 1.7m (8'2" x 5'7")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Recessed spotlights. Casement window to the front. Heated towel rail.



BEDROOM TWO

3.9m x 2.4m (12'10" x 7'10")

Casement windows to the side and rear. Radiator.



BEDROOM THREE

3.1m x 2.4m (10'2" x 7'10")

Casement window to the front. Radiator.



HOUSE BATHROOM

3.4m x 2.4m (max) (11'2" x 7'10")

White suite comprising corner bath, walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Recessed spotlights. Casement window to the side. Heated towel rail.



OUTSIDE

The garden is securely enclosed, and the majority lies to the rear of the house and features a good-sized lawn, with shrub borders, timber deck and a vegetable patch with aluminium framed greenhouse & timber garden shed. To the front is a courtyard with range of original outhouses, beyond which there is space to park and a single garage.

GARDEN STORE

3.2m x 1.7m (10'6" x 5'7")

LOG STORE

1.7m x 1.0m (5'7" x 3'3")

SINGLE GARAGE

4.2m x 3.1m (13'9" x 10'2")



GENERAL INFORMATION

Services: Mains water and electricity.
Septic tank drainage.
Oil-fired central heating.

Council Tax: Band: B (North Yorkshire Council).

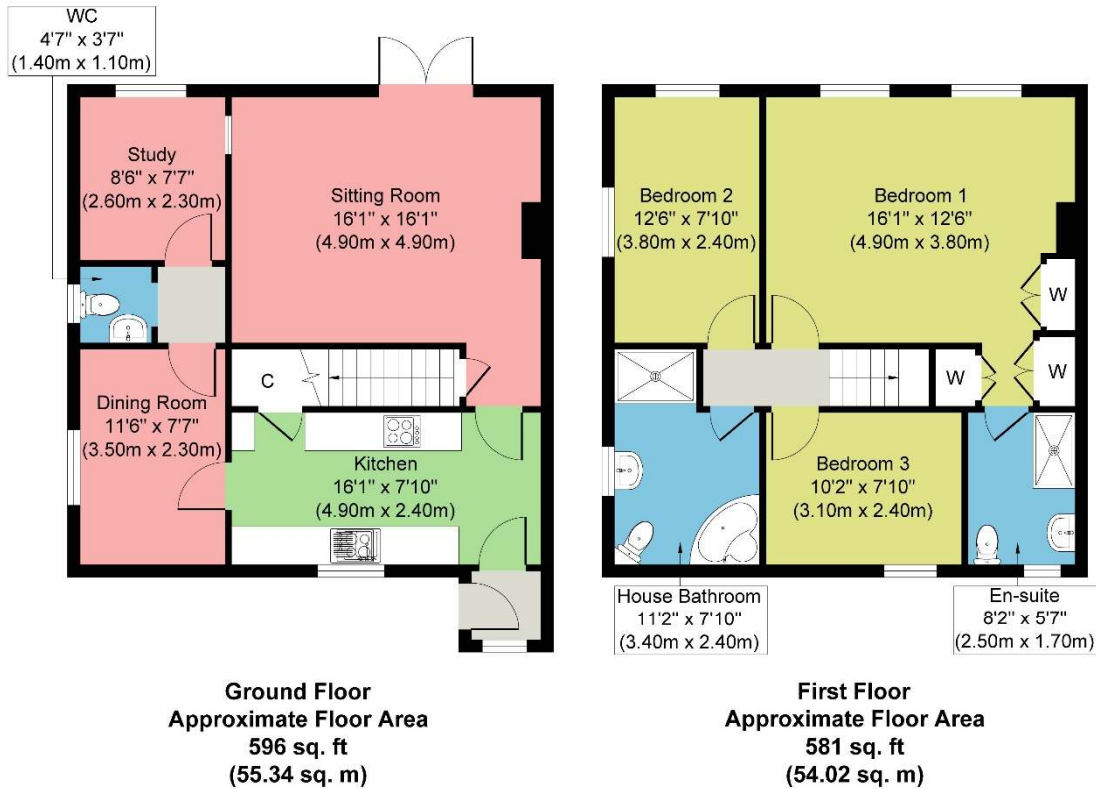
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO60 7JZ.

EPC Rating: Current: D65. Potential: C75.

Viewing: Strictly by prior appointment through the Agent's office in Malton.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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