



Dee Atkinson & Harrison

MONUMENT COTTAGE, GARTON HILL, SLEDMERE, YO25 3AJ EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



'MONUMENT COTTAGE' SLEDMERE, DRIFFIELD YO25 3AJ

Offers In Region Of

£480,000

Beverley 21 miles

| Hull 26 Miles | York 24 miles

A chance to own a piece of history! Monument Cottage is a Grade II listed two bedroom detached property situated on a ample size plot. Stretching to just around a quarter of an acre, this is a perfect opportunity to own a house which oozes charm and character. Boasting a 360 degree panoramic views of unspoiled countryside, the house itself shows architectural details from the Victorian era whilst offering original features and spacious accommodation. Set in an enviable detached position, the separate self-contained annex is also a great addition and offers versatile living arrangements, which could be ideal for multi-generational living or guest accommodation. Each part of this property is a truly special and nestled in an idyllic rural setting, viewings are highly recommended.

The property briefly comprises:- entrance hall, lounge, open plan kitchen/diner, rear entrance and pantry to the ground floor. The first floor has two double bedrooms with large bathroom. The garden wraps around the property with a single detached garage and annex which benefits from a conservatory, kitchen/living space and shower room.

LOCATION

Sledmere is situated around 7 miles north-west of Driffield, 24 miles from York and 21 miles from Beverley. This quaint village houses Sledmere House which dates back to 1751 and has expansive parklands and gardens as well as a playground, cafe and farm shop. The village houses a public house and the Sledmere Monument which stands 120 feet tall and was built in 1865.



ENTRANCE HALL- 9'5 (2.88m) x 4'11 (1.51m)

Door to the front aspect, dado rail, stairs leading to the first floor landing, understairs cupboard, fitted carpets, radiator and power points.

LOUNGE- 14'3 (4.35m) x 11'11 (3.65m)

Bay window to the front aspect with additional windows to the side aspect, coving, picture and dado rail, log burning stove with tiled hearth and surround, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING AREA- 19'2 (5.86m) x 12'0 (3.67m)

Windows to the front and side aspect, coving, dado rail, tiled splash back, a range of wall and base units, sink with drainer unit, space for fridge/freezer, electric oven and hob with extractor hood, tiled flooring, radiators and power points.

REAR ENTRANCE- 5'8 (1.75m) x 3'3 (0.99m)

Door to the side aspect, stone flooring radiator and power points.

PANTRY- 5'9 (1.76m) x 7'7 (2.32m)

Window to the side aspect, oil fired boiler, partially tiled walls, tiled worktop, Belfast sink, plumbing for washing machine, stone flooring and power points.

FIRST FLOOR LANDING- 4'2 (1.29m) x 4'11 (1.51m)

Window to the rear aspect, dado rail, fitted carpets and radiator.

BEDROOM ONE- 10'6 (3.23m) x 11'11 (3.65m)

Windows to the side aspect, fitted wardrobes and cupboards, fitted carpets, radiator and power points.

BEDROOM TWO- 8'5 (2.59m) x 11'10 (3.61m)

Windows to the rear aspect, built in wardrobes and cupboard space, fitted carpets, radiator and power points.

BATHROOM- 6'10 (2.11m) x 11'10 (3.63m)

Windows to the front aspect, fully tiled walls, four piece bathroom suite comprising:- low flush WC, sink with pedestal, free standing bath tub, shower cubicle, tiled flooring and radiator.

ANNEX**CONSERVATORY- 10'1 (3.09m) x 5'2 (1.58m)**

Door to the side aspect, windows to all three sides and stone flooring.

KITCHEN/LIVING AREA- 9'11 (3.04m) x 16'2 (4.93m)

An open plan space which is spacious and bright offering flexible accommodation. It

benefits from windows to the rear aspect with countryside views, velux windows to the front aspect, exposed beams, log burning stove, kitchenette with tiled splash back, a range of wall and base units, sink with drainer unit, terracotta tiled flooring and power points. There is also an additional area into the roof space which is perfect for storage.

HALLWAY- 4'8 (1.44m) x 2'10 (0.87m)

Window to the side aspect, terracotta tiled flooring and power points.

SHOWER ROOM- 4'11 (1.50m) x 6'7 (2.03m)

Window to the side aspect, exposed beams, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle, electric wall mounted radiator, tiled flooring and extractor fan.

GARDEN

A delightful wrap-around garden, predominantly laid to lawn and beautifully complemented by well-established flower beds and mature shrubs. A charming water fountain adding character and tranquillity to the outdoor space. The garden also includes a greenhouse and shed, offering the perfect opportunity for self-sufficiency by growing your own vegetables. Mature trees provide shade and privacy, creating a peaceful and secluded atmosphere ideal for both relaxation and gardening enthusiasts.



GARAGE

Detached single garage with power and lighting.

PARKING

Off street parking.

SERVICES

Oil fired central heating. Mains water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX BAND

The property is shown on the East Riding of Yorkshire Council Tax Property Bandings List - Band 'C'.

EPC

This property's energy rating is E.

VIEWING

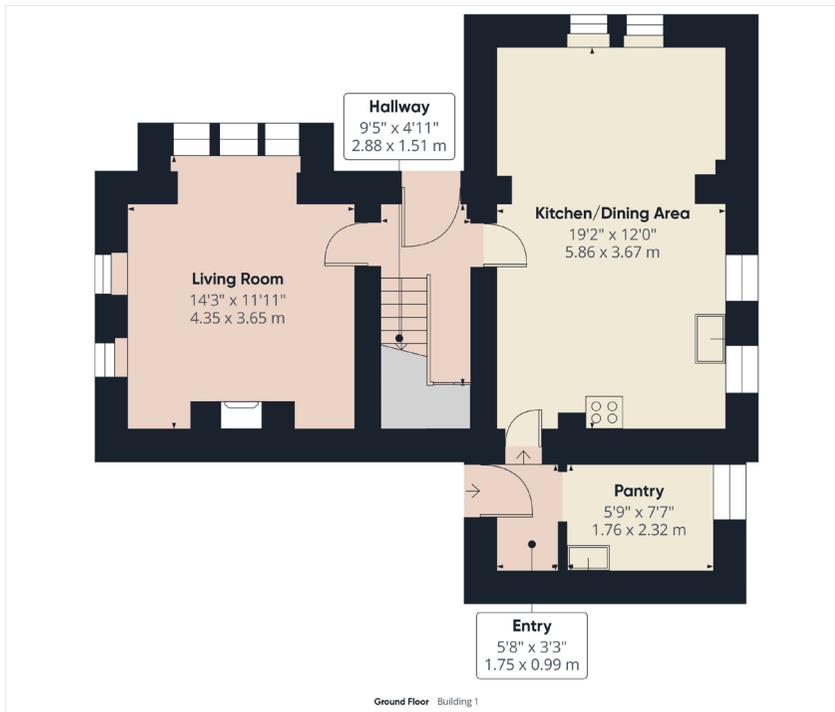
Strictly by appointment with the sole agents.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified clients.





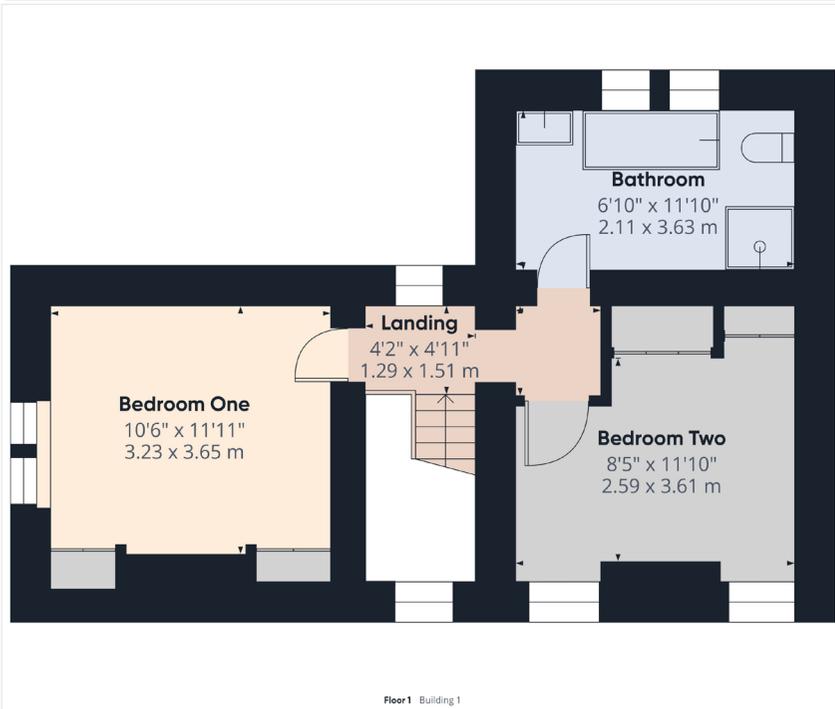


Approximate total area⁽¹⁾
515 ft²
47.9 m²

(1) Excluding balconies and terraces

Calculations reference theRICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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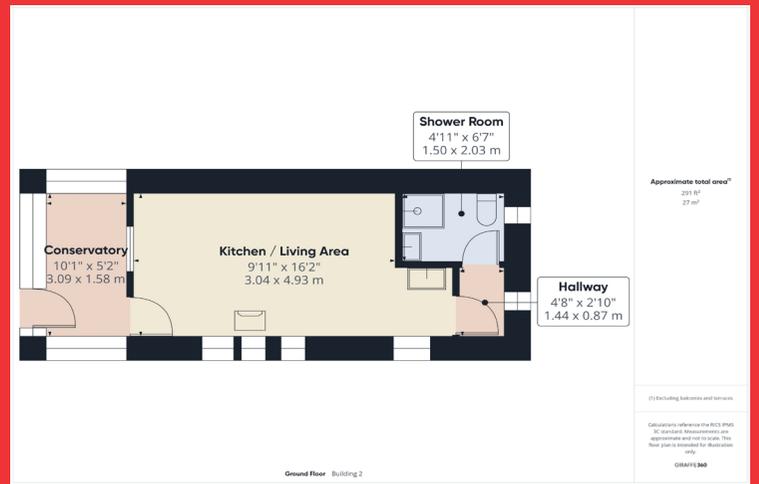


Approximate total area⁽¹⁾
369 ft²
34.3 m²

(1) Excluding balconies and terraces

Calculations reference theRICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
251 ft²
23 m²

(1) Excluding balconies and terraces

Calculations reference theRICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 46 E | |
| 21-38 | F | | |
| 1-20 | G | | |





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