

THE NIGHTINGALES MAIN STREET, WELBURN



A beautifully renovated period cottage offering deceptively spacious three-bedroom accommodation together with a pretty, south-facing garden, located in a sought-after village within the Howardian Hills.

Entrance hall, sitting room, dining room/study, kitchen diner, galleried landing, master bedroom, dressing room, en-suite shower room, two further double bedrooms & house bathroom.

Immaculately presented both inside & out, with double-glazed sash windows & oil-fired central heating (replacement boiler).

South-facing gardens to the rear with stone-built studio/home office & garden store.

Parking to the front for two cars.

GUIDE PRICE £595,000

The Nightingales is a beautifully renovated period cottage with south-facing garden, enjoying a delightful position set back from the main street in this sought after Howardian Hills village. Understood to have started life as three small cottages, some years ago these were combined to create a hugely appealing home which is flooded with natural light. Constructed of stone, beneath a clay pantile roof, the outer walls have been re-pointed with lime mortar, windows are double-glazed Yorkshire sliding sash, and there is oil-fired central heating throughout.

The accommodation is arranged over two floors, featuring solid oak doors throughout and comprises entrance hall, sitting room with wood burning stove, dining room, kitchen diner, first floor landing, master bedroom with dressing room and en-suite shower room, two further double bedrooms and a spacious house bathroom.

Externally, there is space to park two cars at the front of the cottage, whilst at the rear there is a beautifully landscaped garden, which enjoys considerable privacy and a south-facing aspect. In the south-western corner of the garden is an incredibly useful studio, which would also make an excellent home office. The property also includes a stone-built garden store, and a gated side passage allows for access to the rear of the cottage.

Welburn is a well-regarded village set within the Howardian Hills National Landscape. It has a thriving community and benefits from a popular pub, coffee shop, primary school, and a modern and active village hall. There is easy access to the A64, approximately 1 mile away, providing convenient access to Malton (5 miles), York (14 miles) and Leeds (40 miles). Castle Howard house and grounds are only a 5-minute drive away and there are endless footpaths crossing the stunning countryside that this area is famed for.



ACCOMMODATION

ENTRANCE HALL

3.9m x 2.6m (12'10" x 8'6")

Limestone floor with underfloor heating. Staircase to the first floor. Understairs cupboard. Recessed spotlights. Thermostat. Yorkshire sliding sash window to the front. Heritage radiator.



SITTING ROOM

6.5m x 3.9m (21'4" x 12'10")

Cast iron wood burning stove set on a slate hearth with oak mantel. Oak beam. Yorkshire sliding sash window to the front, two small casement windows and a set of French doors opening onto the rear garden. Two heritage radiators.



DINING ROOM / STUDY

3.6m x 2.8m (11'10" x 9'2")

Telephone point. Cupboard housing the consumer unit. Yorkshire sliding sash window to the front. Heritage radiator.



KITCHEN DINER

6.8m x 3.8m (max) (22'4" x 12'6")

Range of joiner-built kitchen cabinets by Hovingham Interiors with solid oak and granite work surfaces, incorporating a Belfast sink. Comprehensive range of integrated appliances including range cooker, fridge, freezer, dishwasher and washing machine. Island unit. Solid oak breakfast bar. Recessed spotlights. Limestone floor with underfloor heating. Two Yorkshire sliding sash windows to the rear and stable door opening onto the rear garden. Heritage radiator.



FIRST FLOOR

GALLERIED LANDING

3.9m x 3.6m (12'10" x 11'10")

Cupboard housing the pressurised hot water cylinder, which is linked to a solar panel on the rear roof slope. Exposed beam. Two loft hatches. Yorkshire sliding sash window to the front. Heritage radiator.

BEDROOM ONE

3.9m x 3.7m (12'10" x 12'2")

Exposed beam. Yorkshire sliding sash window to the front. Heritage radiator.



BEDROOM TWO

3.9m x 3.6m (max) (12'10" x 11'10")

Exposed beam. Yorkshire sliding sash window to the front. Radiator.



DRESSING ROOM

3.1m x 2.6m (10'2" x 8'6")

Fitted wardrobe. Exposed beam. Yorkshire sliding sash window to the rear. Heritage radiator.



BEDROOM THREE

3.9m x 2.6m (12'10" x 8'6")

Exposed beam. Yorkshire sliding sash window to the rear. Heritage radiator.



EN-SUITE SHOWER ROOM

2.6m x 1.7m (8'6" x 5'7")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Recessed spotlights. Tiled floor with underfloor heating. Sun tube. Casement window to the rear, with shutters. Heated towel rail.

HOUSE BATHROOM

3.0m x 2.6m (9'10" x 8'6")

White suite comprising free-standing slipper bath, wash basin and high flush WC. Recessed spotlights. Exposed beam. Electric shaver point. Oak flooring with underfloor heating. Yorkshire sliding sash window to the rear. Heritage radiator/towel rail.



OUTSIDE

A part-walled garden lies to the rear of the property enjoying an enviable, south-facing aspect and a good level of privacy. A stone paved terrace spans the full width of the plot, beyond which is a pretty cottage garden, thoughtfully landscaped with well-stocked shrub borders packed with spring bulbs, flowering shrubs and perennials, intertwined by a series of gravelled pathways. There is a variety of fruit trees within the garden too, including apple, plum, greengage and pear. A greenhouse and stone and pantile log store stand on one side of the plot, whilst to the far end there is a very useful studio/home office with an adjoining garden store.

STUDIO / HOME OFFICE

4.3m x 2.8m (14'1" x 9'2")

Cast iron wood burning stove. Electric light and power. Exposed stonework to two walls. Casement windows to the front and rear and a set of French doors to the garden.

GARDEN STORE

3.6m x 2.2m (11'10" x 7'3")

Electric light and power. Consumer unit.

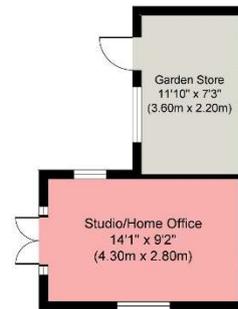




GENERAL INFORMATION

Services: Mains water, electricity and drainage.
 Oil-fired central heating (external boiler).
Council Tax: Band: E (North Yorkshire Council).
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code: YO60 7DX.
EPC Rating: Current: D55. Potential: C73.
Viewing: Strictly by prior appointment through the Agent's office in Malton.

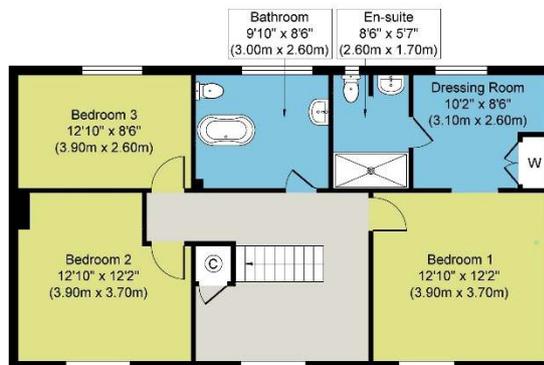
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Outbuilding
 Approximate Floor Area
 217 sq. ft
 (20.18 sq. m)



Ground Floor
 Approximate Floor Area
 756 sq. ft
 (70.20 sq. m)



First Floor
 Approximate Floor Area
 833 sq. ft
 (77.35 sq. m)