



**Main Street, Bubwith, YO8 6LT**

In Excess of **£450,000**

JP HARLL



## Main Street, Bubwith

Selby, YO8 6LT

- Beautifully Presented, Extended Four Bed Detached Family Home
- Attractive Rear Garden With Off Street Parking
- 157 Sq. M./ 1689 Sq. Ft.
- Mains Electricity. Oil Central Heating
- Mains Water Supply. Mains Drainage
- Broadband: FTTP. Mobile 4G
- Construction 'TBC' With Two Storey Extension
- FREEHOLD
- EPC Rating 'TBC'
- Council Tax Band 'D'



Welcome to Clockmakers Cottage - a delightful blend of history meets modern, blended to offer a beautiful, extended family home. The property is entered via a side door into the impressive dining kitchen - a space that has been designed to be the busy 'hub' of this house. The log burner adds warmth and character to this space which offers sitting, eating and preparation areas with French doors leading out into the rear garden.

The kitchen is fully equipped to provide everything you could possibly need to prepare, cook and serve delicious food and includes plenty of off white units, wooden worksurfaces and Belfast style ceramic sink. Integrated appliances include dishwasher and wine cooler. There are spaces for oven and fridge.

From the kitchen you access the hallway and elevated dining area. The grandfather clock in the hall was one made when this was the clockmaking premises. The elevated dining area offers space to eat more formally if desired but could also be used as an office or reception room.

There are two lounges at the front of the property. The first has shutters, feature fireplace and beams adding charm and character to this spacious room. The second has log burner for warmth, coving as well as shutters.

Also on the ground floor is the utility room with plumbing for washer and dryer. The boiler is also in the utility room as well as the ground floor w.c/cloak.



Upstairs to the first floor are the four bedrooms and family bathroom. The Master bedroom (which is part of the extension) is an impressive room with a dressing room (which could be made into a nursery or office if required) and shower room en-suite.

Bedrooms two and three are both also double bedrooms both with shutters, bedroom three has fitted wardrobes for storage.

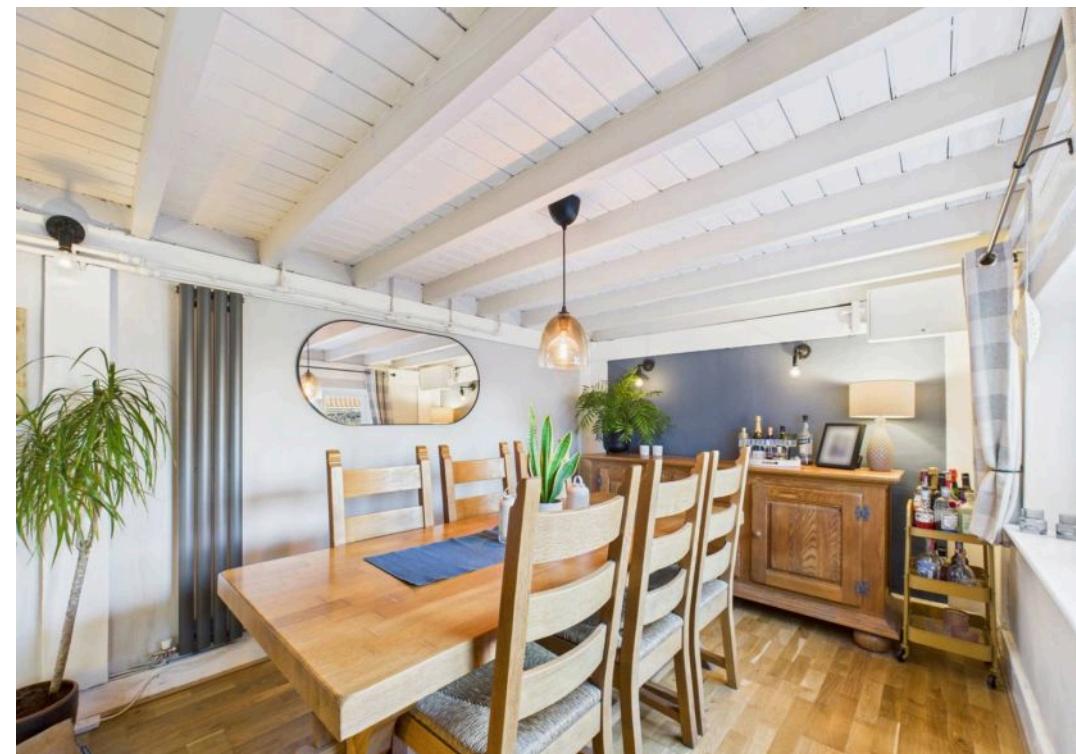
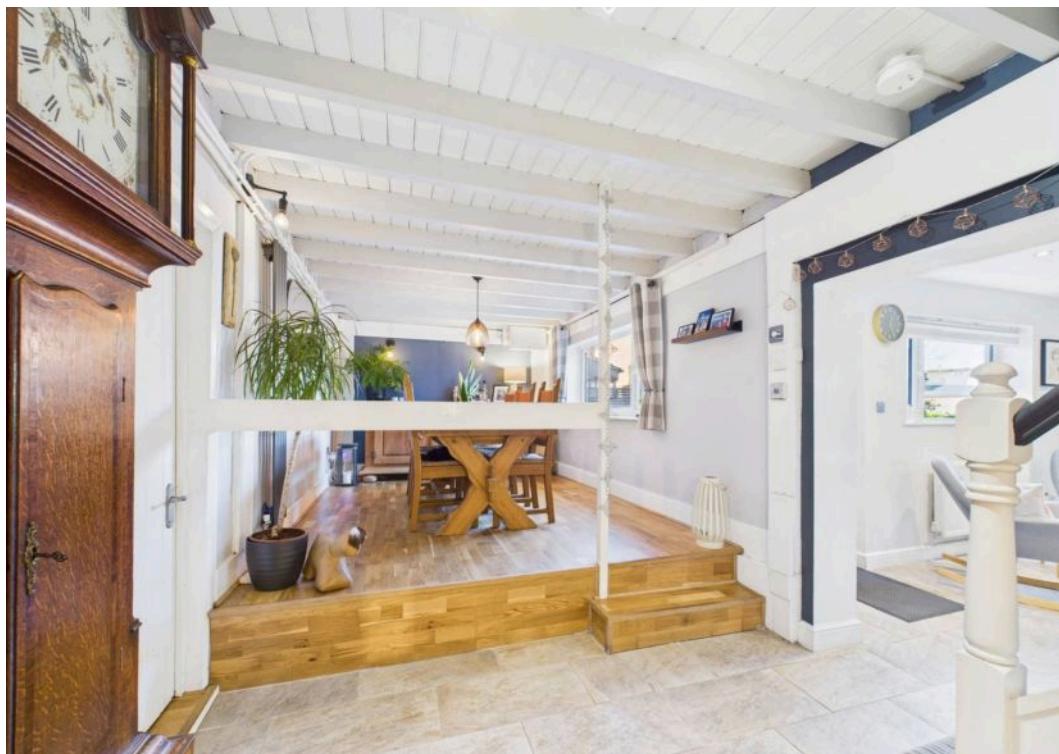
Bedroom four is characterful, with low cottage style window. The current owners use this bedroom as an office come guest room.

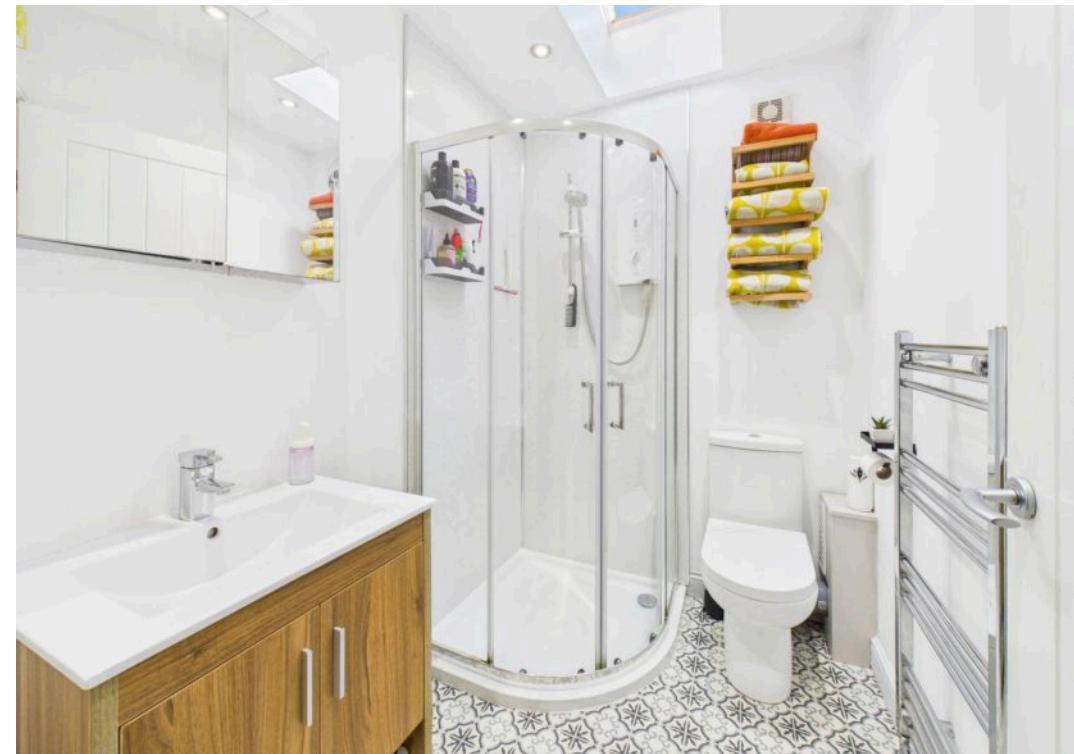
The family bathroom comprises free standing roll top bath, corner shower, toilet and sink with cupboards for storage.

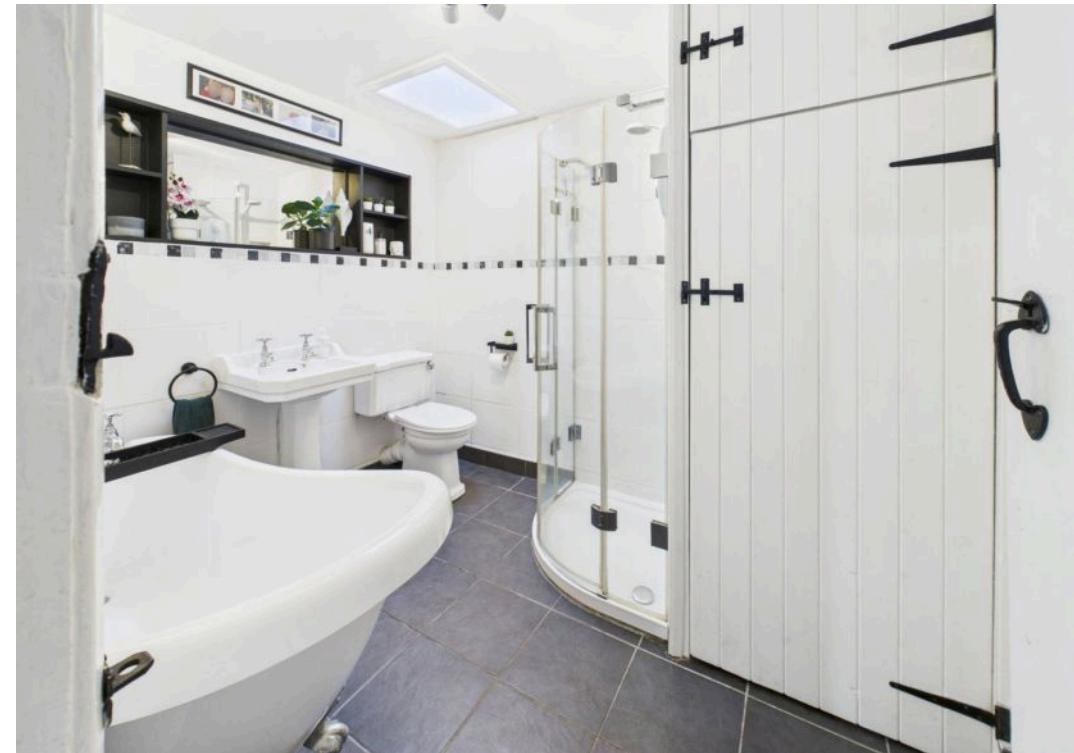
Externally the property offers a mature rear garden with patio, lawned and borders providing interest. There is also drive way parking in tandem for two vehicles, one in front of and one behind the security gates.

This unique property is one not to be missed so call today and arrange your viewing with us.











Floor 1



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Approximate total area<sup>(1)</sup>

157 m<sup>2</sup>

1689 ft<sup>2</sup>

Reduced headroom

2.5 m<sup>2</sup>

26 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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