



1 Wold View Cottages, High Street,  
Sancton, YO43 4QT  
£350,000



**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.gov.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfieledsolutions.co.uk](mailto:Faye@holmfieledsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmfieled Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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| Energy Efficiency Rating                    |   | Current      | Potential |
|---------------------------------------------|---|--------------|-----------|
| Very energy efficient - lower running costs |   |              |           |
| (92 plus)                                   | A |              |           |
| (81-91)                                     | B |              |           |
| (69-80)                                     | C |              |           |
| (55-68)                                     | D |              |           |
| (39-54)                                     | E |              |           |
| (21-38)                                     | F | 37           |           |
| (1-20)                                      | G |              |           |
| Not energy efficient - higher running costs |   |              |           |
| England & Wales                             |   | EU Directive |           |
|                                             |   | 2002/91/EC   |           |

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

A stunning 1800s three-bedroom cottage, beautifully positioned in an elevated setting with enchanting views over the village church and the rolling Wolds, and offered with no onward chain. This exceptional home is presented in excellent order throughout, blending period charm with thoughtful modern living, and features a warm and welcoming sitting room with dining area, complete with a multifuel stove, exposed brickwork and characterful beams. The light-filled kitchen also enjoys exposed beams, while a practical rear lobby leads through to a useful boot room with cloak area and storage, plus a WC incorporating a utility space. Upstairs, there are three well-proportioned bedrooms, two benefitting from fitted cupboards/wardrobes, along with a spacious four-piece family bathroom. Externally, the property truly excels, with a beautifully maintained garden featuring a lawn, established flowers, trees and shrubs, a block-paved seating area ideal for BBQs and entertaining, and the added benefit of an Arctic cabin available by separate negotiation. Further benefits include a double-gated driveway providing ample off-street parking, access to a store/office area, and a detached garage, completing this charming and highly desirable home.

Tenure: Freehold. East Riding of Yorkshire Council BAND: C



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**THE ACCOMMODATION COMPRISES****REAR LOBBY**

PVC rear entrance door, tiled flooring.

**HALLWAY**

Stairs leading to the first floor with cupboard under, tiled flooring, radiator.

**SITTING ROOM AND DINING AREA**

7.39 x 4.03 (24'2" x 13'2")

Multi-fuel stove set in a tiled hearth, wooden mantle, TV aerial point, exposed brick walls, laminate wood flooring, and steps leading to the rear entrance door.

**KITCHEN/BREAKFAST ROOM**

4.03 x 3.30 (13'2" x 10'9")

Fitted with a range of wall and base units comprising work surfaces, a 1.5 bowl sink unit, integrated dishwasher, space for a fridge/freezer, freestanding SMEG cooker with extractor hood over, part-tiled walls, tiled flooring, exposed beams, and a radiator.

**BOOT ROOM/UTILITY**

4.13 max x 2.31 (13'6" max x 7'6" )

Two fitted cupboards, one housing the wall-mounted gas-fired central heating boiler, ceiling coving, tiled flooring, access to roof space, and cloaks area.

**WC/UTILITY AREA**

Two-piece suite comprising a low-flush W.C. and wash hand basin, part-panelled walls, plumbing for a washing machine, ceiling coving, and a radiator.

**OFFICE/STORE**

4.19 x 2.73 max (13'8" x 8'11" max)

Exposed brick wall, sky light.

**FIRST FLOOR ACCOMMODATION****LANDING**

Access to loft space, fitted cupboard, radiator.

**BEDROOM ONE**

4.45 x 3.16 (14'7" x 10'4")

Access to roof space, radiator.

**BEDROOM TWO**

3.78 x 3.44 (12'4" x 11'3")

Two fitted cupboards, two wall light points, radiator.

**BEDROOM THREE**

3.45 x 2.30 (11'3" x 7'6")

Wall light point, radiator.

**BATHROOM**

3.45 x 2.05 (11'3" x 6'8")

Four-piece white suite comprising a panelled bath with mixer tap and shower attachment, a step-in shower cubicle, low-flush W.C., and a pedestal wash hand basin, with fully tiled walls, tiled flooring, recessed ceiling lights, a heated towel rail, and a radiator.

**OUTSIDE**

Externally, the property truly excels with a beautifully maintained garden featuring a lawn, established flowers, trees and shrubs, creating a private and picturesque setting. A block-paved seating area provides an ideal space for BBQs and entertaining, while a standout feature is the Arctic cabin available by separate negotiation. Further benefits include a double-gated driveway offering ample off-street parking, plus access to a store/office area and a detached garage.

**GARAGE**

Up and over door, power and light.

**OFFICE/STORE**

4.19m max x 2.73m max (13'8" max x 8'11" max)

Access from the rear, currently used for further storage; however, it has previously been used as an office area.

**ADDITIONAL INFORMATION****SERVICES**

Mains water, oil, electricity and drainage.

**APPLIANCES**

No appliances have been tested by the Agent.

