



RM
English

Main Street, Everingham, York, YO42 4JA

• No Onward Chain • An attractive period home in the centre of Everingham • Substantial garden with an orchard at one end • Lovingly maintained • Kitchen • Three reception areas, two with fireplaces • Office/third bedroom • Utility with a shower & pantry • Two double bedrooms & family bathroom to the first floor • EPC = F

Guide Price £275,000

Occupying a prominent position within the heart of the sought-after village of Everingham, Corner Cottage is a charming period home set within a surprisingly generous plot, offering an increasingly rare opportunity to acquire a character-filled village property with extensive gardens and the potential to create a truly special family home. The property is offered to the market with No Onward Chain.

Approached via a gravelled driveway and enclosed by mature hedging, the cottage enjoys a wonderful sense of privacy. The substantial grounds wrap around the property and include well-established gardens, colourful planting, lawned areas and a delightful orchard at one end of the plot, creating a picturesque setting that changes beautifully through the seasons.

Internally, the property extends to approximately 1,365 sq. ft. and retains an abundance of period charm throughout. Exposed ceiling beams, feature fireplaces, deep-set windows and traditional cottage proportions combine to create a warm and characterful atmosphere. The accommodation is both versatile and well balanced, centred around a welcoming kitchen/diner with two separate reception rooms, each featuring a fireplace and offering comfortable spaces for both formal entertaining and everyday living. A separate study offers an ideal home office or potential ground-floor bedroom, complemented by a w/c and a useful utility/shower room with adjoining pantry storage.

To the first floor are two generously proportioned double bedrooms and a spacious family bathroom. The principal bedroom is particularly impressive in scale, while both rooms enjoy pleasant outlooks across the village and surrounding gardens.

The property could be lived in comfortably as it is but presents an exciting opportunity for purchasers to update and enhance the accommodation to their own taste and requirements. The combination of period features, adaptable living space and the substantial plot provides excellent scope to create a remarkable village home.

Rarely does a property with such character, potential and outdoor space become available within such a popular village, so an early viewing is highly recommended to fully appreciate everything it has to offer.





A FANTASTIC PERIOD COTTAGE WITH A SUBSTANTIAL GARDEN & NO ONWARD CHAIN



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating



Address: Main Street, Everingham, York, YO42 4JA

Reference: 2713



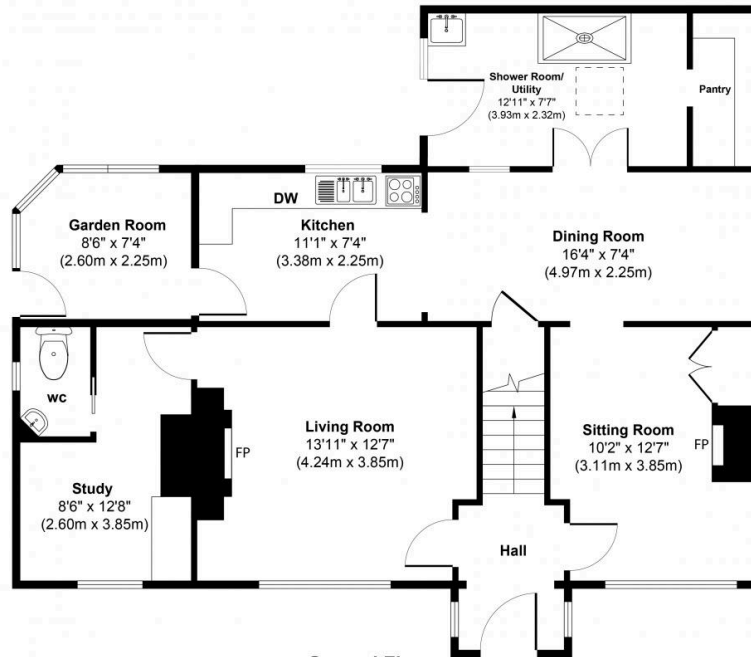
rmenglish.co.uk



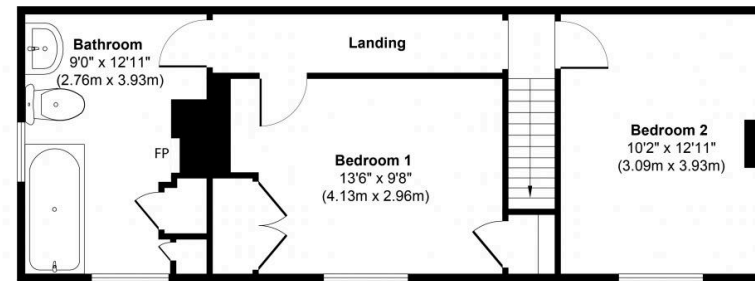
Offices in York, Pocklington and Market Weighton

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 1,365 sq. ft / 126.92 sq. m



Ground Floor
Approximate Floor Area
890 sq. ft
(82.69 sq. m)



First Floor
Approximate Floor Area
475 sq. ft
(44.22 sq. m)

Illustration for identification purposes only, measurements approximate, not to scale.
Copyrighted and Produced by MS Property Marketing.

Disclaimer

R M English, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and R M English have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.