



Lawn House, 5 Main Street, Hotham, York, YO43 4UF

A WELL-PRESENTED GEORGIAN HOME IN THE VILLAGE OF HOTHAM



Set on a private west-facing plot of around 1/5 acre with views towards the church. The house blends period character with modern updates, offering flexible living space of nearly 2,300 sq. ft.

Summary

There are up to four double bedrooms, three bathrooms, and three reception rooms, along with a bright open-plan kitchen, dining and living area. Recently refurbished to a high standard, with good access to York, Hull and the M62.

From the agent's perspective

This is a rare chance to own a thoughtfully updated Georgian home in the well-regarded village of Hotham

With a high level of privacy, the property enjoys a west-facing plot of around 1/5 acre and open views towards the church, giving a real sense of space and setting.

The house has been carefully improved in recent years, combining period features with clean, modern design. The layout is flexible and suits a range of buyers, whether you need space for family life, working from home, or entertaining.





At the centre of the home is a striking open-plan kitchen, dining and living space. The glass frontage brings in plenty of natural light and creates a strong connection to the garden. It's a practical and social area, ideal for everyday use as well as hosting friends.

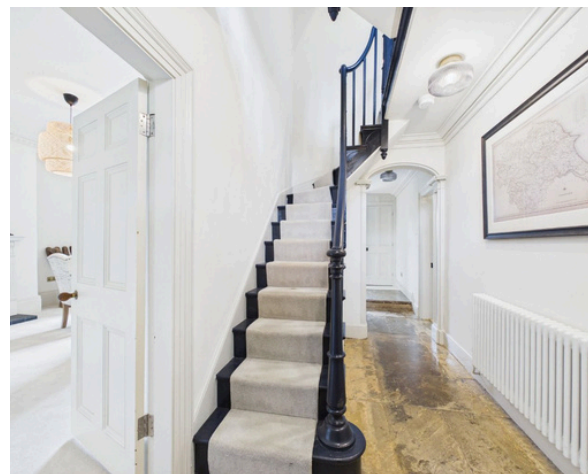
The finish throughout is of a high standard, with attention paid to both style and function.

Alongside this main living space are two separate reception rooms, offering quieter areas to relax, read or work. These rooms retain a more traditional feel, giving a nice balance to the newer part of the house.

The property offers up to four double bedrooms and a flexible converted loft space.

The rooms are well-sized and adaptable, with three bathrooms providing convenience for both family and guests.

The overall floor area is close to 2,300 sq. ft., so there is a good sense of space throughout.



Outside, the west-facing garden is private and well-positioned to enjoy the afternoon and evening sun. The plot size allows for a variety of uses, from outdoor dining to gardening, without feeling overlooked.

Hotham itself is a sought-after village, known for its character and community feel. Despite its rural setting, it is well connected. The M62 is only a few minutes away, making travel to Hull, Leeds and beyond straightforward.

Nearby market towns such as Beverley, Howden, Market Weighton and Pocklington offer a range of shops, schools and services.

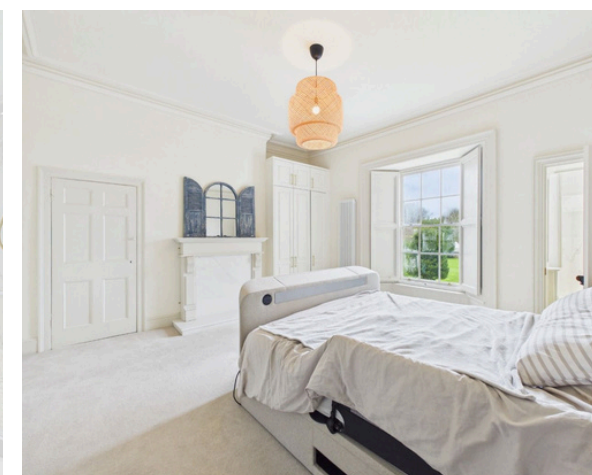
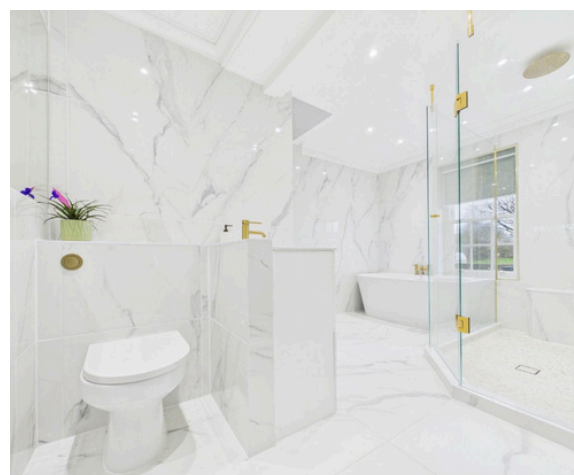
Homes of this type, in this location, do not come to market often. This is a strong option for anyone looking for a period property with modern living space in a well-placed village.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*



Fixtures & Fittings

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Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

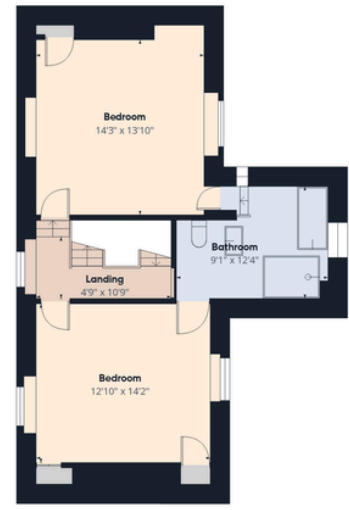
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine And Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.

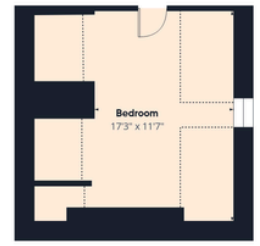




Ground Floor



First Floor



Second Floor



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