



Fishermans Cottage Front Street Naburn

York, YO19 4RR

£750,000

4 2 3 E

Fishermans Cottage is located in the highly sought after village of Naburn just south of the city of York. This is a truly unique and rare opportunity to acquire a fabulous and versatile four bedroom property dating back to the 1700's.

The pretty double fronted cottage with it's abundance of character and extensive accommodation has been a superb family home for many years and is sure to attract strong interest. The prime location offers superb accessibility into York City Centre and the A64 outer ring road including Fulford school catchment area and Naburn primary school.

The extensive property comprises; Entrance hall leading into an inner hall, downstairs wc, utility room, living kitchen, large lounge with two sets of patio doors onto garden, dining room/snug and separate kitchenette. To the first floor are four double bedrooms, dressing room/office, family bathroom and shower room. The property benefits from oil fired central heating.

Externally the pretty enclosed gardens are laid largely to lawn with well planted borders and offering a good sense of privacy with stunning views across the river Ouse making it the perfect place for countryside walks and spotting wildlife. The house also includes a good sized detached garage and driveway providing ample off street parking.

Must be viewed to appreciate what this fabulous home has to offer.

Entrance Hallway

Window to rear, tiled flooring, radiator, understairs cupboard/pantry

Downstairs WC

Wall hung wash hand basin, low level WC, window to rear, wood flooring, pine door

Inner Hallway

Understairs cupboard, stripped wooden flooring, staircase to second floor, door to;

Utility Room

Plumbing for washing machine, window to side, pine door

Living Kitchen

Well fitted with a good range of matching base and wall mounted units incorporating roll top surfaces, range oven with extractor over, Belfast sink with mixer tap, brick feature fireplace, two windows to the front and one window to the side. Beamed ceilings, tiled flooring, radiator, pine door.

Entrance Hall/Dining Room

Large window to side overlooking the garden, oak wood flooring, staircase to second floor





Living Room

Centering upon an attractive log burner, oak wood flooring, built-in book cases, two sets of patio doors onto the garden, pine door to;

Kitchenette

Patio door to garden, windows to both sides, fitted base units with oak worktop, fitted dresser unit with oak worktop and shelving above, corner storage bench, radiator

Bedroom 1

Two bespoke fitted wardrobes, two sash windows to front, attractive brick feature wall with inset and slate hearth, original stripped floorboards, pine door. radiator

Bedroom 2

Original stripped floorboards, sash window to front, radiator

Bathroom

Freestanding bath with mixer tap, sink set in vanity unit, low level wc, part tiled walls, tiled flooring, spotlights to ceiling, window to side, pine door

First Floor Landing

Beamed ceiling with eaves storage and window to side

Bedroom 3

Under eaves storage, window to side and rear with stunning views to both sides, beamed ceiling, radiator

Dressing Area/Office

Under eaves storage, beamed ceiling, window to side

Bedroom 4

Under eaves storage, window to side, radiator

Shower Room

Walk-in shower, sink set in vanity unit, low level WC, window to side, radiator

Outside

To the front is a side drive providing ample off street parking and leading to a detached garage with power and lighting. To the rear is a good sized low maintenance fully enclosed garden with planted borders and stunning views across the river Ouse



FLOOR PLAN

Approx. Gross Internal Floor Area 2296 sq. ft / 213.32 sq. m
 Garage 214 sq. ft / 19.84 sq. m
 Total 2510 sq. ft / 233.16 sq. m

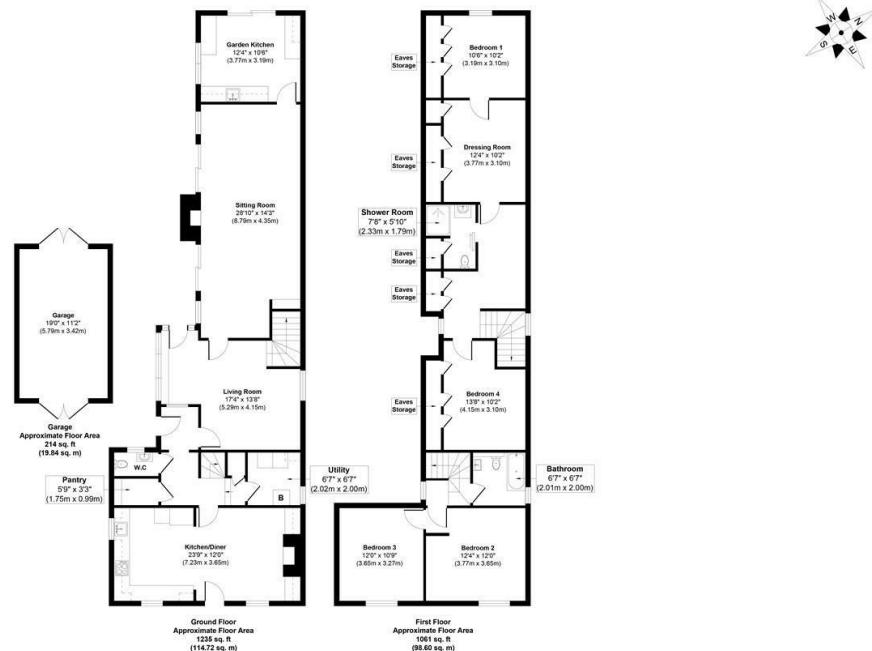
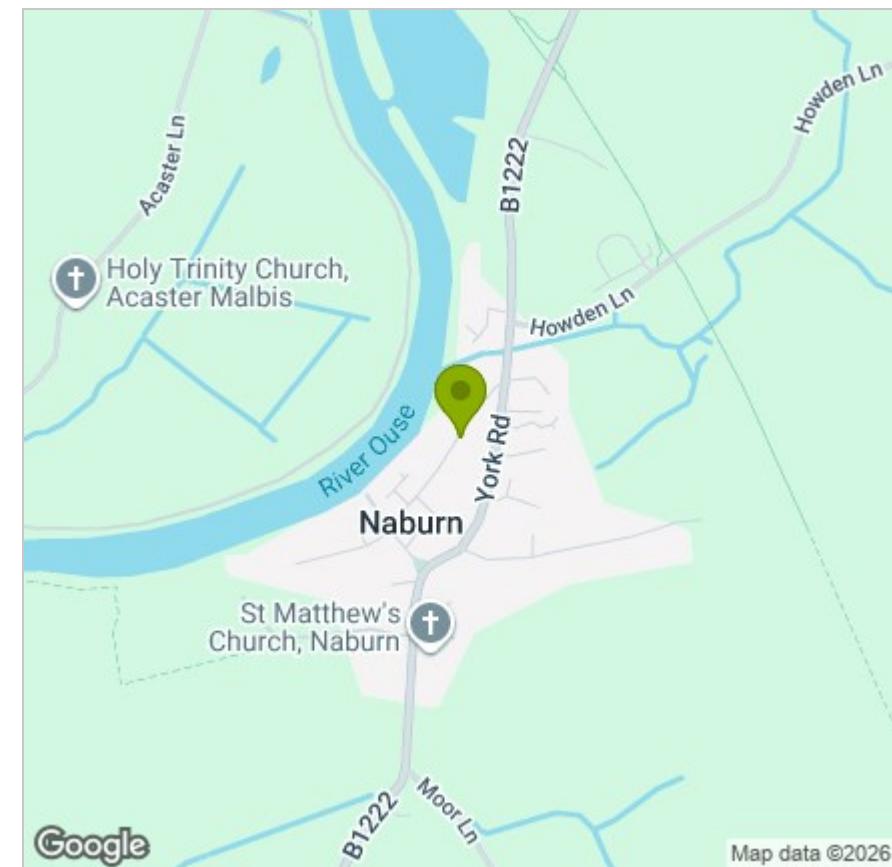


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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	71
(55-68)	D	
(39-54)	E	44
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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