



The Dovecote – Development Opportunity, South of 44 Main Street, Elloughton

A TRULY ONCE-IN-A-LIFETIME OPPORTUNITY TO ACQUIRE AND TRANSFORM THIS EXCEPTIONAL GRADE II LISTED STONE-BUILT DOVECOTE, OFFERED WITH COMPLEMENTARY EXTENSION PLANS AND FULL PLANNING PERMISSION.



Occupying a prime position with a south-facing garden in one of the region's most sought-after villages, the property is ideally located within easy reach of Elloughton's centre and its excellent local amenities

Rich in character and architectural significance, this remarkable historic building retains a wealth of stunning original features, presenting an exciting opportunity to create a unique and prestigious home.

While full planning permission has already been granted (planning number - 20/02424/PLB), purchasers may wish to explore alternative designs to create a home tailored to their own vision, subject to obtaining the necessary consents. Any sale will not be conditional upon this.

Offers are invited in the region of the guide price.

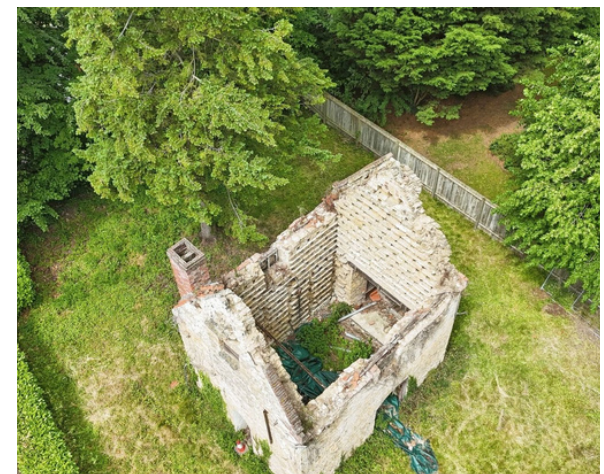
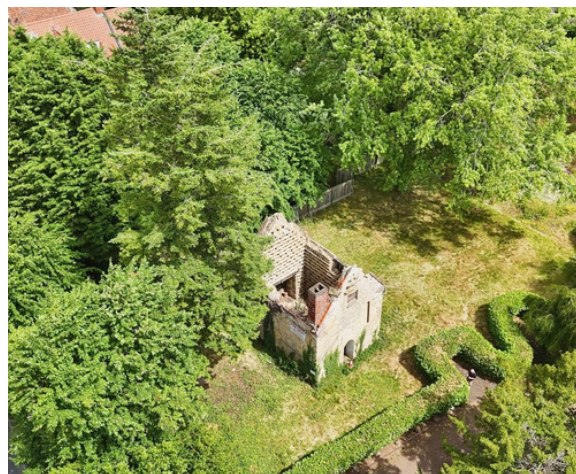
#### Viewings

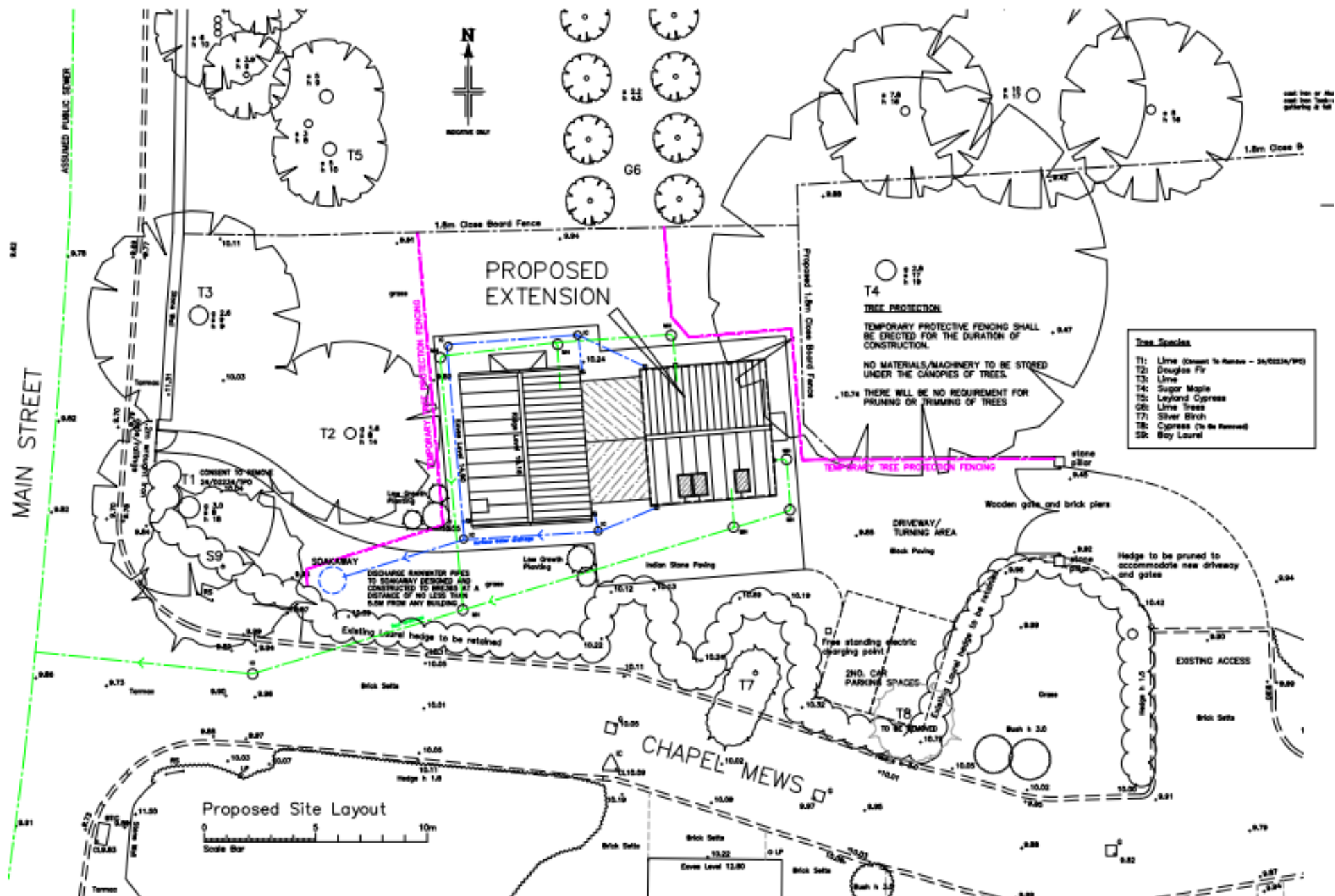
Strictly by appointment with the sole agents.

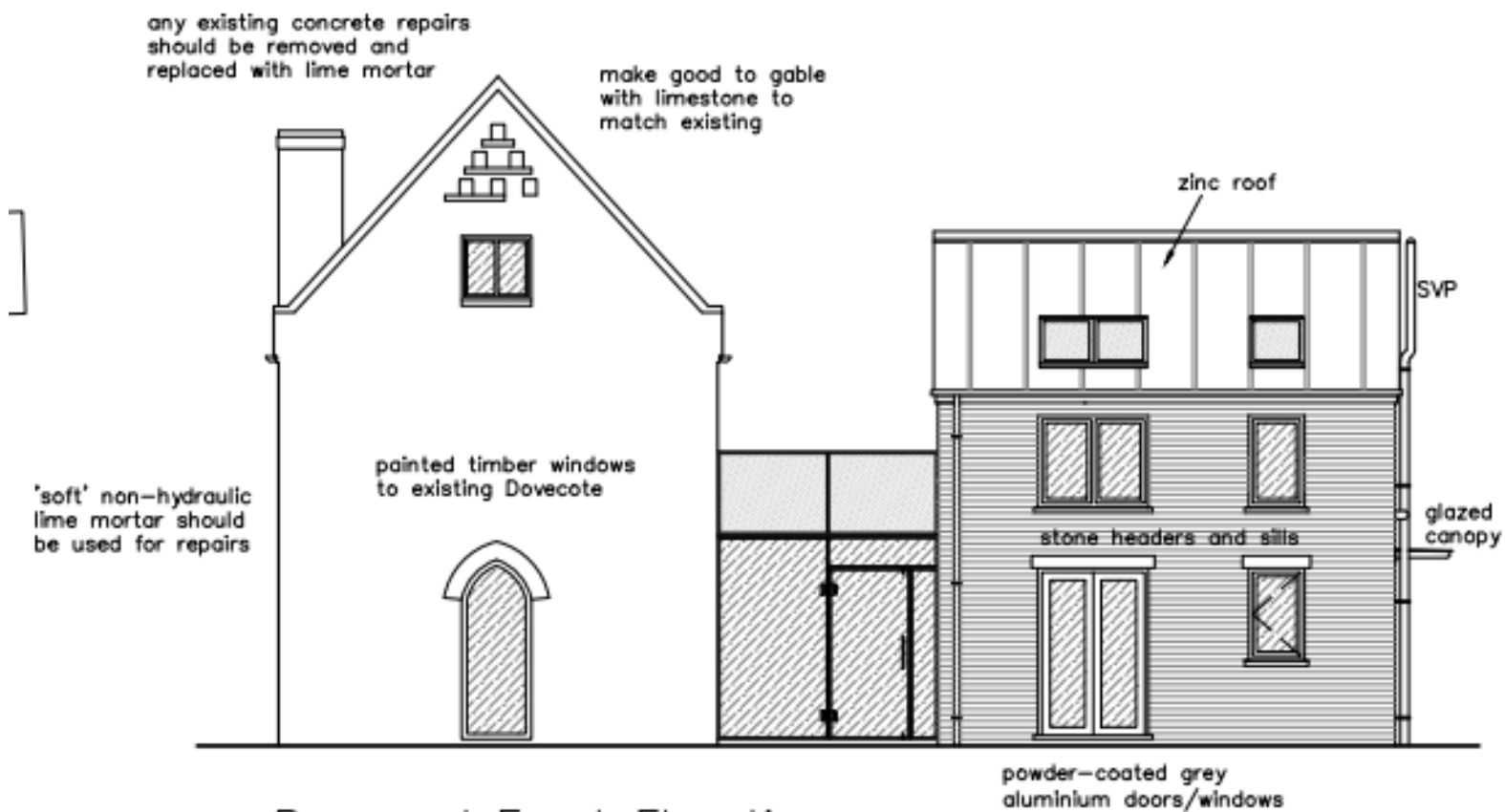
#### Mortgages

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.

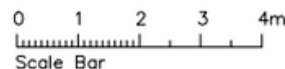
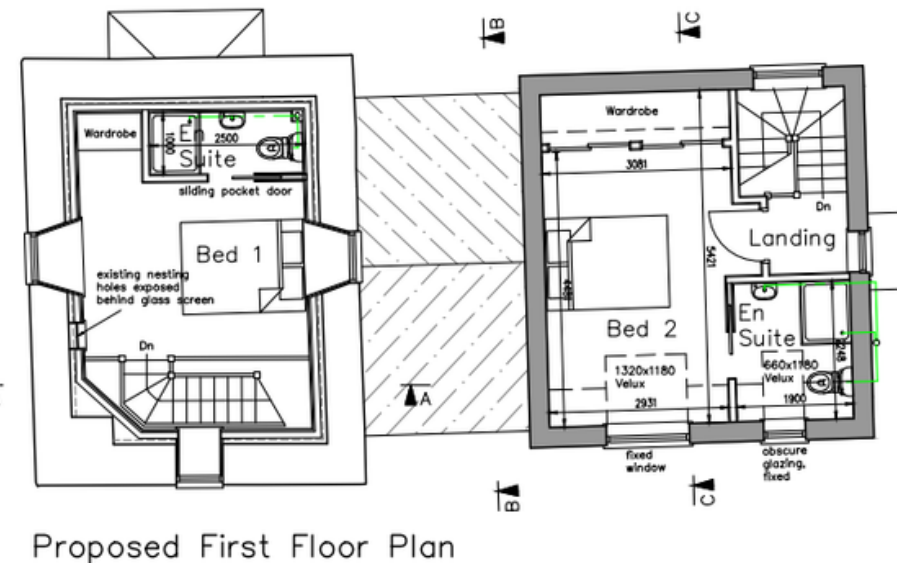
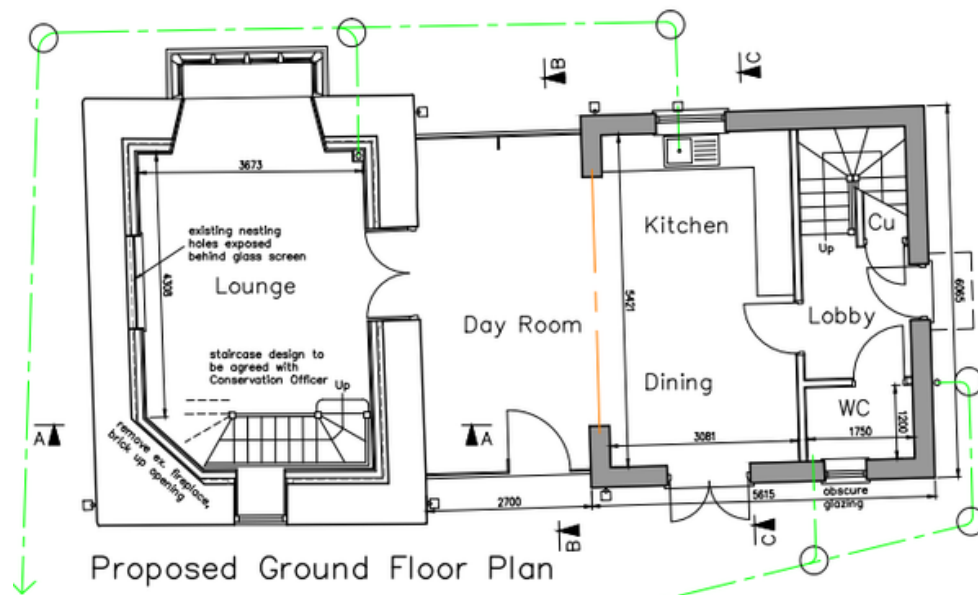
**Important Buyer Information:** To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.







Proposed Front Elevation  
Facing South



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To find out more or to arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

