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## Orchard Garth, 98 The Village

Stockton On The Forest, York, YO32 9UW

Charming Former Public House | Spacious Period Cottage | Circa 2,235 sq ft | Four Double Bedrooms | Generous Walled Garden

**Offers In The Region Of £695,000**

# Orchard Garth, 98 The Village

## Stockton On The Forest, York, YO32 9UW



- Substantial former public house full of character and history
- Sought-after village location in Stockton on Forest, within easy reach of York
- Charming village setting with strong community feel
- Attractive brick-built period cottage with exposed beams and original features throughout
- Bright and airy south-facing garden room, ideal for relaxing or entertaining
- Excellent access to York and surrounding transport links
- Generous accommodation extending to circa 2,235 sq ft
- Plot extending to approximately 0.15 acres

### Offer Procedure

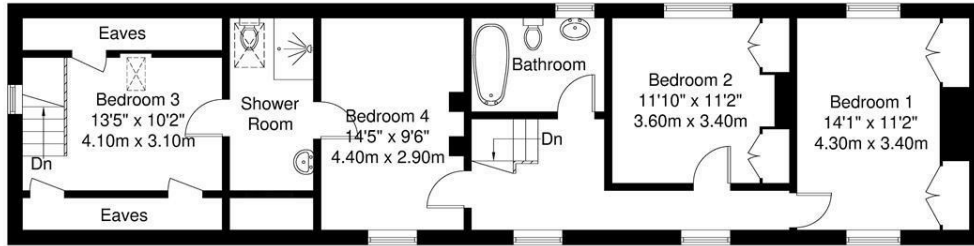


### Directions

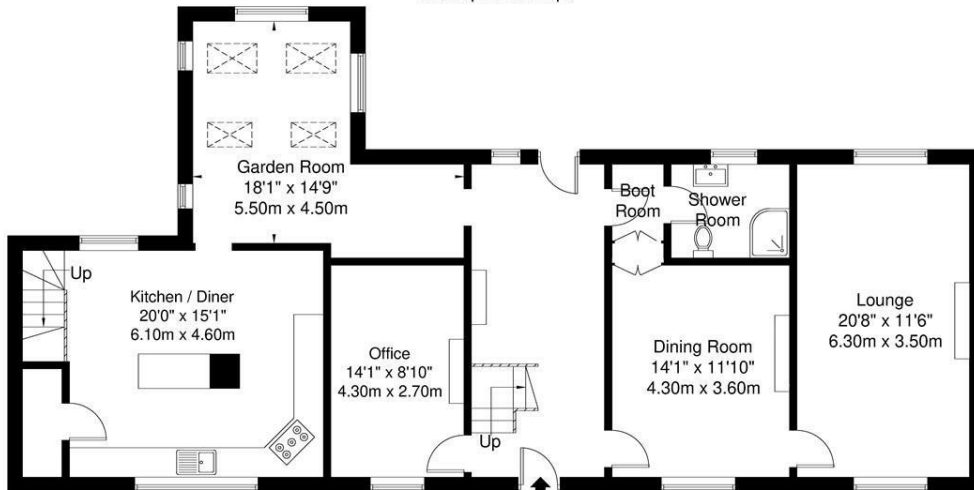


# Floor Plan

## 98 The Village



FIRST FLOOR  
82.6 sq m / 889 sq ft



GROUND FLOOR  
125.1 sq m / 1346 sq ft

**APPROXIMATE GROSS INTERNAL AREA = 207.7 sq m / 2235 sq ft**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	