



Linton-on-Ouse, York Guide Price £675,000

*** WATCH OUR SOCIAL MEDIA REEL NOW *** A breathtakingly beautiful 3 bedroom cottage with a versatile, stylish and surprisingly spacious 1 bedroom annexe, ideal for multi-generational living. In total the property provides over 2,500 sq ft of living space complemented by a 549 sq ft (51 sq m) garage/workshop, generous parking and an idyllic 0.25 of an acre rear garden.

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Forge Cottage

A useful entrance porch opens into a large living room blessed with a wealth of exposed beams, 9'6" (2.90m) wide inglenook fireplace, oak flooring and a wood burning stove. The inner hallway with further oak flooring leads off into cloakroom/wc, fabulous home office with original cast iron range and a charming snug with an Aga wood burning stove.

The impressively appointed dining kitchen provides generous storage and features granite worktops and a gas fired Rayburn Nouvelle range cooker, integrated dishwasher and fridge, complemented by a good sized utility/boot room with further storage and a stable style door out to the rear.

The first floor landing leads off into 3 double bedrooms (1 with fitted wardrobes and an ensuite shower room, 1 with a walk-in wardrobe) and luxuriously appointed bathroom with both a bath and a separate walk-in shower.

Other internal features of note include a gas fired central heating system to period style radiators, double glazing and period style latch doors throughout.

The Annexe

The annexe is ready made to accommodate a relative and provides around 590 sq ft (54.81 sq m) of stylish one level living space with it's own enclosed low maintenance garden, the annexe boasts a wealth of exposed beams to complement the 13'0" (3.96m) high vaulted ceilings that grace the generous living room, 18'9" (5.72m) long dining kitchen, one double bedroom and ensuite shower room.

Other internal features of note include an independently controled LPG central heating system and double glazing.

Outside

Forge Cottage features a "picture postcard" cottage style front garden and a shared track to the right of the 2 cottages leads round to a driveway and parking area which serves both the cottage and the annexe.

The shared track continues up to larger driveway area behind the annexe which provides further parking and access into a substantial 549 sq ft (51 sq m) timber built barn/garage/workshop.

The idyllic rear garden enjoy a high degree of privacy and extends to around 0.25 of an acre and features expansive areas of lawn, meandering pathways, 3 section timber built store and outdoor entertaining area, raised vegetable beds and soft fruit growing areas, an orchard and a wildflower garden area which was formerly a chicken run.



Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

E - 49

Council Tax

E - North Yorkshire Council

Current Planning Permissions

No current valid planning permissions

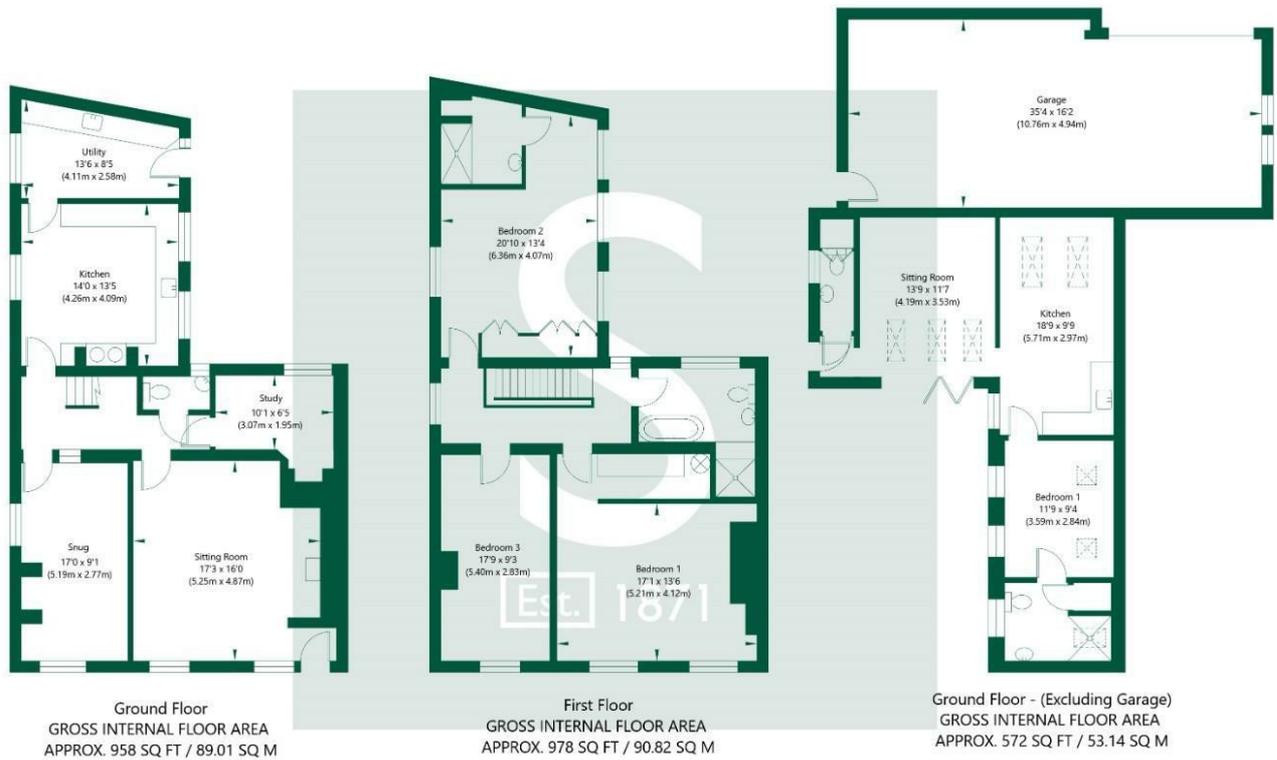
Imagery Disclaimer

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Viewings

Strictly via the selling agent - Stephenson's Estate Agents, Easingwold

Main Street, Linton On Ouse, York, YO30 2AY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2508 SQ FT / 232.97 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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