



ROB LETTS

exp<sup>uk</sup>

# Main Street, Bubwith

£250,000

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Hidden away just off Main Street in the sought-after village of Bubwith, this charming end cottage dates back to around 1840 and offers a wonderful blend of character, privacy, and surprise.

Accessed on foot via a small alley, the property enjoys a tucked-away position away from the road, creating a peaceful and secluded feel. Inside, the home is full of charm, with a unique layout that flows from the entrance hallway into the kitchen, through to the dining room, and around into the lounge, forming a sociable and characterful ground floor.

Upstairs, there are two well-proportioned double bedrooms, complemented by part-vaulted ceilings and a first-floor bathroom.

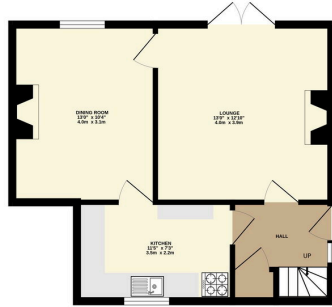
The standout feature, however, is the garden. Significantly larger than expected, this hidden outdoor space offers a private-feeling retreat, perfect for relaxing or entertaining, with a summer house positioned at the far end overlooking the grounds.

Bubwith is a thriving village with a strong community feel, offering a range of amenities and excellent access to Selby, York, and surrounding areas.

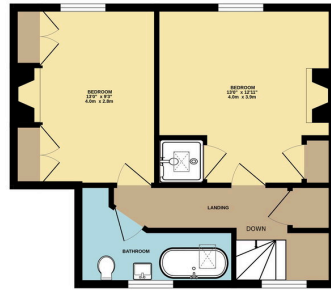
A truly unique cottage that must be viewed to be fully appreciated.



GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.

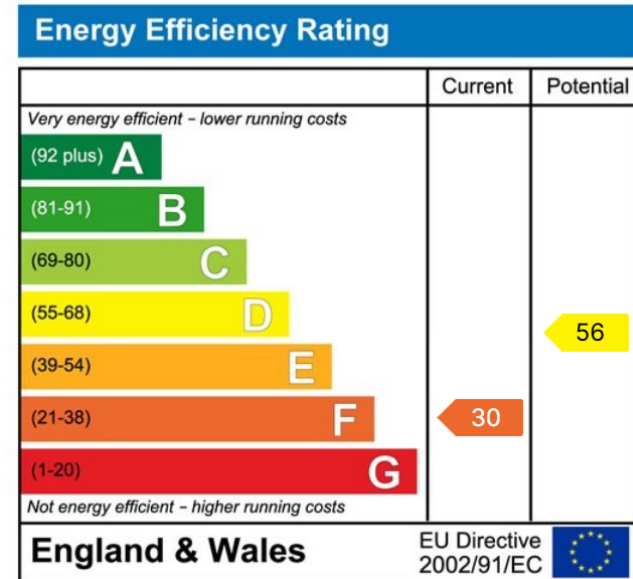


FIRST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 sq.m.) approx.  
While 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 misstatement. 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.  
Made with Stempix (2020)

- Charming end cottage dating back to circa 1840
- Tucked away off Main Street accessed via footpath
- Two well-proportioned double bedrooms
- Characterful interior with beams and quirky layout
- Two reception spaces with a flowing circular layout
- First-floor bathroom
- Summer house positioned at the end of the garden
- Surprisingly large, well-regarded rear garden
- Parking available nearby on Intake Lane
- When calling about this property, please quote ref: RL0918



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07538 298 866



robletts.exp.uk.com



rob.letts@exp.uk.com