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ESTATE AGENCY

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Smithy Cottage, 12 Main Street, Boynton, YO16 4XN

Price Guide £600,000



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Welcome to the rural village of Boynton, this beautifully renovated detached cottage is a true gem. Originally built in 1645, this stunning chalkstone cottage has been thoughtfully updated by the current owners, blending modern comforts with its historic character and enhanced by picturesque open countryside views.

The property boasts three spacious reception rooms, a modern kitchen/diner, perfect for entertaining or relaxing with family. Three well-proportioned bedrooms, providing ample space for a growing family or guests. Two bathrooms, morning routines will be a breeze, ensuring convenience for all.

One of the standout features of this property is the converted one-bedroom holiday let, offering an excellent opportunity for additional income or a private retreat for visitors.

The exterior of the home is equally impressive, with an extensive garden and parking, making it ideal for families or those who enjoy hosting gatherings.

The picturesque surroundings of Boynton enhance the appeal of this property, providing a tranquil setting while still being within reach of local amenities.

This country cottage is not just a home; it is a lifestyle choice, offering the perfect blend of rural charm and modern living.

Whether you are looking for a family home or a unique investment opportunity, this property is sure to impress. Do not miss the chance to make this stunning cottage your own.

Entrance:

Upvc stable door leads directly into the utility/boot room.

Utility/boot room:

7'11" x 7'10" (2.42m x 2.41m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, plumbing for washing machine, part wall tiled, floor tiled and upvc double glazed window.

Kitchen:

16'2" x 8'4" & 13'10" x 6'1" (4.95m x 2.56m & 4.24m x 1.86m)

Fitted with a range of base and wall units, inset one and a half sink unit, granite worktops, Sandyford Aga with extractor over and electric oven. Integrated microwave and dishwasher. Part wall tiled, floor tiled, exposed beams, under cupboard lighting, two upvc double glazed windows, double glazed sliding window and two vertical radiators.

Wc:

4'9" x 2'4" (1.46m x 0.73m)

Wc, wash hand basin and floor tiled.

Dining room:

14'0" x 13'8" (4.27m x 4.19m)

A double aspect room, inset multi-fuel burning stove, staircase to first floor, exposed beams, upvc double glazed window with open views of the countryside, double glazed sliding window and central heating radiator.

Lounge:

14'0" x 12'4" (4.27m x 3.78m)

A double aspect room, inset multi-fuel burning stove, exposed beams, double glazed sliding window with open views of the countryside, central heating radiator and upvc double glazed French doors onto the garden.

Notes:

The following ground floor rooms and can be used as a self contained annexe or extra living space.

Kitchen/living:

18'9" x 13'9" (5.74m x 4.21m)

A front facing room, feature exposed stone and brick walls, multi-fuel burning stove, exposed beams, Yorkshire stone tiled floor, two double glazed sliding windows and two electric radiators.

Kitchen comprising, base and wall units, Belfast sink unit, electric oven and hob with stainless steel extractor over. Solid wood worktops, under cupboard lighting, part wall tiled and integrated fridge and dishwasher.

Bedroom:

12'7" x 11'7" (3.85m x 3.55m)

A rear facing double room, feature exposed stone and brick walls, exposed beams, electric radiator and upvc double glazed French doors with open views of the countryside onto the garden.

En-suite:

6'5" x 3'9" (1.98m x 1.15m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin. Full wall tiled, floor tiled, extractor, electric chrome ladder radiator and fan heater.

First floor:

A spacious landing, double glazed sliding window.

Bedroom:

14'9" x 11'10" (4.50m x 3.63m)

A spacious double aspect room, built in wardrobes, upvc double glazed window with open views of the countryside, double glazed sliding window and central heating radiator.

Bedroom:

12'5" x 7'8" (3.81m x 2.34m)

A rear facing double room, built in wardrobes, upvc double glazed window with open views of the countryside and central heating radiator.

Bathroom:

10'0" x 6'1" (3.06m x 1.86m)

Comprises a modern suite, free standing roll top bath, shower cubicle with plumbed in shower, wc, bidet and wash hand basin. Deep built in storage cupboard housing hot water store, upvc double glazed window and chrome ladder radiator.

Grounds:

Gated access to an extensive pebbled driveway and car port with electric vehicle charging port.

Large garden with open views over the countryside. Paved patio with sheltered seating area to lawn, borders of hedges, pebbles, shrubs and bushes. Brick built outbuilding for storage.

Annexe/holiday let:

Entrance:

Composite door leads directly into kitchen/living.

Kitchen/living:

A rear facing room, inset double sided multi-fuel burning stove, exposed brick and beams, Yorkshire stone tiled floor, two upvc double glazed windows with open views of the countryside, velux window and electric column radiator.

Kitchen fitted with a range of modern base and wall units, solid wood worktops, inset sink unit, electric oven and hob with extractor over, part wall tiled, integrated dishwasher and fridge.

Bedroom:

A rear facing double room, feature exposed stone and brick walls, exposed beams, vertical electric radiator and upvc double glazed French doors onto the outer courtyard.

En-suite:

Comprises shower cubicle with electric shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor and electric radiator.

Exterior:

A private paved courtyard with a pebbled parking area.

Notes:

Council tax band: E

Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



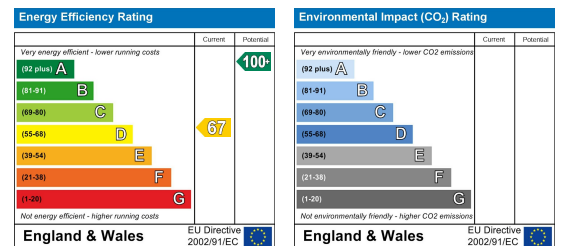
Floor Plan



Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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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