

Station Cottages, Barton Hill, North Yorkshire

£350,000

Stephensons
estate agents & chartered surveyors

Station Cottages, North Yorkshire YO60 7JZ

Est. 1871

£350,000

Originally built in the late 1800s as a railway worker's cottage, this attractive period home has been thoughtfully transformed during the current owner's tenure. The original property has been comprehensively renovated, while a substantial two-storey extension has created an impressive and versatile home extending over 1,200 sqft.

A substantially extended three-bedroom cottage offering beautifully presented and deceptively spacious accommodation, together with a generous private garden, ample off-street parking and a single garage, conveniently positioned between Malton and York.

Immaculately presented throughout, the cottage benefits from oil-fired central heating and uPVC double-glazed windows and doors. The well-proportioned accommodation is arranged over two floors and begins with an entrance porch leading into the kitchen, fitted with a range of wall and base units,, abundant worktop space and under-stairs pantry. The extension has created a downstairs dining room, cloakroom W.C. and a room currently used as a study. The sitting room is accessed through the kitchen, with French doors opening out onto the rear garden. A beautiful arch window now looks into the study, with a log burner at the focal point of the home with stone hearth and exposed brick surround.

To the first floor is a generous principal bedroom with two built-in wardrobes and windows overlooking the rear garden. An en-suite shower room accompanies the main bedroom with







Tenure: Freehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: D - 65
Council Tax: B - Ryedale
Current Planning Permission: No current valid planning permissions

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a three-piece suite. Completing the first floor are two further double bedrooms and a spacious four-piece house bathroom, making the property particularly well suited to family life.

Outside, the cottage occupies an enviable corner plot, with a securely enclosed garden wrapping around two sides of the property. To the front is a courtyard with a useful brick-built outhouse, while the main garden features a generous lawn, established shrub borders, timber decking, greenhouse, garden shed and a productive vegetable patch. There is also off-street parking for several vehicles to both the front and rear, together with a single garage.

Barton Hill is a small hamlet situated between the villages of Whitwell-on-the-Hill and Barton-le-Willows. Set just off the A64, it is ideally placed for convenient access to Malton, York and the wider region. A nearby bus stop is also within easy walking distance, providing regular services to both Malton and York.

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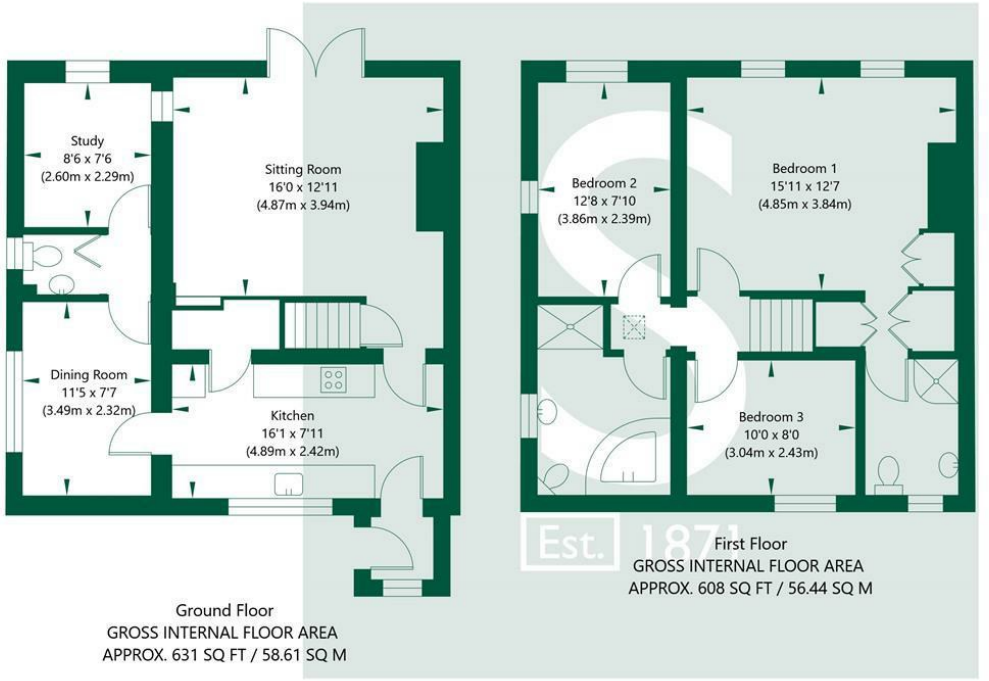
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1239 SQ FT / 115.05 SQ M - (Excluding Stores & Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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