

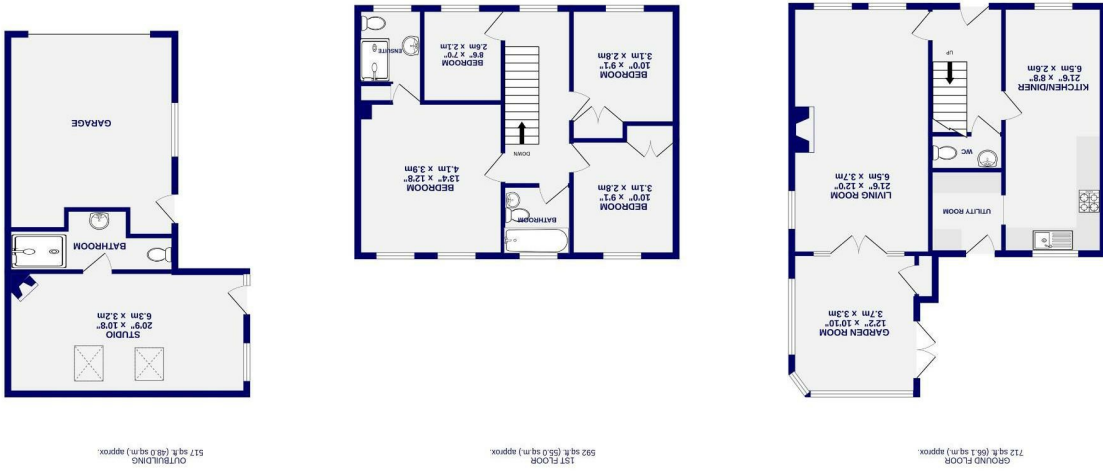
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Main Street Hessay, York YO26 8JR

Freehold
Council Tax Band - F

- Beautifully Presented Period Cottage
- Well Proportioned Bedrooms
- Detached Versatile Annex
- Believed To Date Back 200 Years
- Retains Original Character
- Features Exposed Ceiling Timbers
- Cosy Living Room Log Burner
- South Facing Garden Countryside Views
- Driveway, And Garage/Workshop
- EPC E

While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It should be noted that the figures are not intended to be used as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



Main Street
Hessay, York
YO26 8JR

£725,000

4 2

Ashtons Estate Agents are proud to offer this beautifully presented cottage, together with a superb detached home office and guest suite, to the market. The Dovecote is believed to date back approximately 200 years and was originally a barn and stables serving the neighbouring farmhouse. The property retains a wealth of period character, including exposed ceiling timbers, and has been beautifully updated to create a well-balanced detached home full of charm, warmth, and individuality.

Nestled on the main street of the highly regarded village of Hessay, the property enjoys a peaceful rural setting with a strong community feel, while remaining exceptionally well connected. Hessay is widely regarded as an ideal commuter village, offering convenient access to York, Leeds, Harrogate, and the A1. York city centre and railway station are just a short drive away, with direct services to London King's Cross in under two hours. The village itself benefits from a popular café and ice cream shop, while a connecting footpath provides pleasant walks through to the neighbouring village of Rufforth. Nearby villages also offer a range of amenities including general stores, a farm shop, public houses, and primary schooling.

From the moment you step inside, the accommodation offers an excellent layout for modern family living. A welcoming entrance hall sets the tone, leading into a cosy living room with log burner, creating a wonderful focal point. The conservatory flows seamlessly from the living room and provides a relaxing additional space with lovely views over the private, lush garden. To the right of the entrance is the country-style kitchen/dining space, complemented by a useful utility room to the rear, which opens onto a charming veranda. A downstairs WC completes the ground floor.

