



3 Elm Tree Cottages,
Everingham, YO42 4JA
£465,000



ABOUT THE PROPERTY

Rarely available and truly unique, this immaculate and tastefully appointed cottage is beautifully maintained, nestled within the heart of the conservation village of Everingham. Steeped in charm and character, the cottage offers an exceptional opportunity for buyers seeking a home that combines traditional appeal with modern comfort.

The real standout feature of this home is the exceptional dining kitchen, complete with a central island and a striking roof lantern that floods the space with natural light, designed as the true heart of the home, it offers a perfect setting for both everyday living and entertaining.

Standing in approximately 0.16 of an acre, the west-facing garden is a true gardener's paradise, thoughtfully landscaped with a variety of mature shrubs, trees and separate vegetable plot. The outdoor space not only provides colour and interest throughout the seasons but also offers a peaceful retreat for relaxation and entertaining. Adding further versatility, the cottage also includes a contemporary garden room/office, ideal for home working, creative pursuits or an occasional spare bedroom.

Internally, the accommodation comprises an entrance hall, downstairs shower room, lounge with log burner, open plan dining kitchen, rear sitting room with bi-fold doors onto the garden and a separate utility room.

Upstairs offers two bedrooms and a house bathroom.

This is not just a home; it's a lifestyle opportunity, offering the chance to enjoy village charm, beautiful gardens and fabulous living spaces.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band C.







Tenure: Freehold
East Riding of Yorkshire
Band: C

ENTRANCE HALL

2.22m x 2.06m max (7'3" x 6'9" max)

A most welcoming entrance into this wonderful cottage, entered via a half glazed wooden front entrance door, featuring tiled flooring with electric under floor heating, stairs to the first floor accommodation and a sealed unit window to the side elevation.

LOUNGE

3.68m x 3.93m (12'0" x 12'10")

Having an eco friendly log burner with oak mantle, fitted cupboard, concealed radiator and sealed unit window to the front elevation.

DOWNSTAIRS SHOWER ROOM

1.71m x 2.06m (5'7" x 6'9")

Newly refurbished in 2024 modern "Hudson Reed" fitted units with moulded basin and worktop, back to wall WC, corner enclosure and dual head Aqualisa shower, tiled flooring, heated chrome towel rail, back lit LED mirror, extractor fan, recessed lighting, tiled flooring and opaque sealed unit window to the side elevation.

DINING ROOM

3.68m x 2.30m (12'0" x 7'6")

Tiled flooring with electric under floor heating and designer radiator.

Opening to:

DINING KITCHEN

5.08m x 5.05m (16'7" x 16'6")

A wonderful dining kitchen, fitted with a range of floor cupboards and working surfaces, central island, incorporating an Stoves electric range cooked with induction hob and extractor fan above. Includes plumbing for a dishwasher, space for fridge/freezer, and a central island with additional floor cupboards, and Belfast sink unit with mixer tap with granite worktop. A roof lantern floods the space with natural light, creating a bright and inviting kitchen environment that's ideal for both everyday living and entertaining.

Oil fired Worcester boiler house in concealed cupboard, designer radiator, recess lighting, tiled flooring with under floor heating, personal stable style door to the side elevation and sealed unit to the side elevation. Opening to:

SITTING ROOM

4.52m x 3.52m (14'9" x 11'6")

Featuring original wooden beams, radiator, tiled flooring with electric underfloor heating, and bi-folding doors leading to the rear garden.

UTILITY

1.43m x 3.52m (4'8" x 11'6")

Fitted floor units with working surfaces incorporating stainless steel sink unit with mixer tap, plumbing for washing machine, tiled flooring, extractor fan, motion-sensor light, and a sealed unit window to the rear elevation.

LANDING

0.86m x 3.19m (2'9" x 10'5")

Sealed unit window to the front elevation and access to the loft space which is boarded, carpet flooring, power and light and two velux windows.

BEDROOM ONE

3.83m narrowing to 2.68m x 3.67m (12'6" narrowing to 8'9" x 12'0")

Two sealed unit windows to the rear elevation, recessed lighting, and a radiator.

BEDROOM TWO

2.63m x 3.68m (8'7" x 12'0")

Sealed unit window to the front elevation and radiator.

BATHROOM

2.69m x 1.98m (8'9" x 6'5")

Modern suite comprising a freestanding bath with mixer tap and shower attachment, hand basin, low flush WC, chrome ladder style radiator, extractor fan, and opaque sealed unit window to the side elevation.

OUTSIDE

The property boasts a beautifully maintained west-facing L-shaped garden standing in approx 0.16 of an acre, featuring a natural stone paved seating area perfect for outdoor dining. A large well-kept lawn is flanked by attractive borders, planted with herbaceous perennials, shrubs and trees. An enclosed vegetable plot, with small tool shed, composting area and new oil tank is located behind the 15ft x 9ft shed, which benefits from inside and outside power and lighting.

There is vehicular access to the rear garden via a right of way, leading to a driveway and parking area.

To the front there is a low maintenance formal garden, gravel driveway, providing off street parking and a gate leading to the side entrance of the property and a footpath to the rear patio area.

GARDEN ROOM/OFFICE

4.25m x 3.19m (13'11" x 10'5")

This larch clad building has climate control, wood effect flooring, double glazed windows to the front, rear and side and double opening patio doors. There is power and lighting, with USB and electric sockets, its own fuse box and dimmable down lights, making this a perfect place to study or work from home. The attached canopy area with decked flooring is also equipped with an outside socket and more LED lighting, offering an ideal spot for dining, relaxing or entertaining. The room, currently furnished with a double sofa bed is occasionally used as a guest bedroom.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity and drainage. Oil tank. Telephone connection subject to renewal with British Telecom.

APPLIANCES

None of the appliances mentioned have been tested by the Agent.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band C.





VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

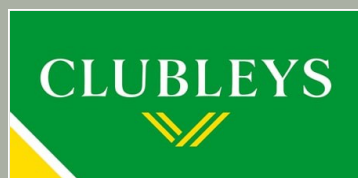
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



52 Market Place, Pocklington, York,
YO42 2AH
01759 304040
pocklington@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.