

Main Street, York YO61 1QQ

£375,000

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Tucked away off Tollerton's picturesque Main Street, this characterful 2 bedroom semi-detached cottage combines timeless period charm with versatile modern living wonderfully. Boasting a gated driveway and generous off-road parking, idyllic gardens and a multi-purpose outbuilding, this enchanting village home is also offered free of any onward chain.

Tenure: Freehold
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
 Broadband: Up to 76 Mbps* download speed
 EPC Rating: D - 64
 Council Tax: C - North Yorkshire Council
 Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.



Believed to date back to the early 1800's, if not later, Wild Rose Cottage is a hidden gem nestled in the heart of this picturesque village, perfectly placed just 1 mile from the A19, 4 miles from Easingwold and under 8 miles north of York. Brimming with warmth, charm and character throughout, this delightful home offers a rare opportunity to enjoy quintessential village living in a beautifully private setting.

A practical entrance porch welcomes you into the cottage before opening into a wonderfully inviting living and dining room; a characterful space featuring painted ceiling beams, polished timber flooring, wood-burning stove and delightful views over the pretty front garden. A staircase rises gracefully to the first floor, adding to the cottage's timeless appeal.

The attractively appointed kitchen enjoys views across the rear garden and is fitted with timber worktops, a breakfast bar and a range of base and wall storage cupboards complemented by an inset period-style sink unit and integrated appliances including an oven, hob, fridge/freezer and dishwasher with a double glazed stable-style door providing direct access out to the garden.

To the first floor, the landing leads off into a generous dual aspect principal bedroom with built-in wardrobe and charming views over both the front and rear gardens. A further bedroom enjoys views to the front, while the stylish house bathroom features both a bath and separate walk-in shower as well access into a surprisingly spacious utility room offering invaluable additional storage and freestanding appliance space.

Further benefits include gas fired central heating and double glazing to all windows, with the exception of the entrance porch.

To the front, a gated gravel driveway provides generous off-road parking for at least two vehicles, while the pretty front garden features a lawn, well-stocked flowerbed borders, specimen rose bushes, mature shrubs and an apple tree.

An arched passageway to the side of the cottage leads through to the delightful rear garden; a wonderfully private and partly walled haven featuring a lawn, paved seating area, beautifully stocked borders, further specimen rose bushes and both an apple and a pear tree. A pathway leads up to a greenhouse, garden store/workshop and a highly versatile brick-built garden room with power and lighting connected, offering an ideal space for a home office, studio or gym.

Please note the neighbouring Long Acre House benefits from a pedestrian right of access through the passageway.

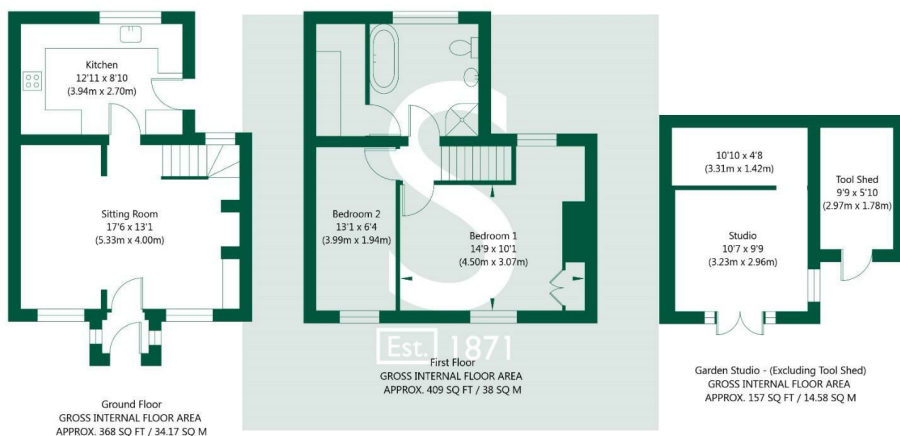
AGENTS NOTE

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 934 SQ FT / 86.75 SQ M - (Excluding Tool Shed)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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