



Lavender Cottage 2 Back Village Green, Atwick,
YO25 8DN

 2  1  2  E

Tucked away in a charming setting, Lavender Cottage is a delightful two-bedroom home full of warmth and character.

Inside, the ground floor offers a cosy lounge, a separate dining room, a galley-style kitchen, and a bathroom. To the first floor, you'll find two comfortable bedrooms, making it an ideal home for a couple, small family, or those seeking a peaceful retreat.

Outside, the cottage really comes into its own, with a covered patio seating area perfect for relaxing or entertaining, a gravelled area with a picnic bench, and beautifully planted trees and shrubs that frame the garden to create a truly quaint, cottage-style feel. The property also has private parking.

Lavender Cottage blends charm, comfort, and character both inside and out — the perfect escape to countryside living.

EPC: E

Council Tax: Extemp (as currently used as holiday let). Previous Band A

Tenure: Freehold

Entrance

Front door into Lounge

Lounge

14'9" x 8'3" (4.51 x 2.52)

Window to front, coving to ceiling, carpet and electric heater.

Dining Room

14'8" x 12'10" (4.49 x 3.92)

Window to front and rear, inset fireplace with wooden beam mantle. Staircase to first floor, carpet and electric heater.





Kitchen

14'1" x 4'8" (4.3 x 1.43)

Windows to side, a range of fitted base units with complimentary work surfaces, ceramic single drainer with sink, built in electric hob and double oven, extractor hood, space and plumbing for washing machine, space for dishwasher, laminate flooring and electric heater.

Bedroom 1

14'11" x 9'4" (4.57 x 2.86)

Window to front, fireplace, original feature built in wardrobes, built in cupboard housing emersion heater and electric heater.



Bedroom 2

15'0" x 8'4" (4.58 x 2.55)

Window to front, built in wardrobes and cupboard, electric heater.

Ground Floor Bathroom

7'0" x 5'6" (2.15 x 1.68)

Window to side, pedestal hand wash basin, panelled bath with shower over, W.C, heated towel rail, part tiled walls, vinyl flooring and radiator.




Rear Garden

Mainly gravelled with paved area and brick and fenced boundaries, garden shed with electrics, log store. Patio area with lighting.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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