



## Porch Farm Cottage The Green | Slingsby, York

A SUPERB RENOVATION PROJECT OF A PRETTY STONE COTTAGE IN THE HEART OF THIS SOUGHT-AFTER VILLAGE. Porch Farm Cottage comprises an attractive Grade II listed stone cottage situated in a delightful position overlooking the village green in the highly sought-after village of Slingsby. The property is now In need of a some modernisation and upgrading, with scope for extension (subject to the necessary consents). VIEWING ESSENTIAL.

- Grade II listed stone cottage
- Two bedrooms and bathroom
- 1 parking space within 1 of the 3 car port spaces
- Sitting room, dining room kitchen and conservatory
- Rear lawned garden with patio area
- No onward chain



**Guide Price £195,000**



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## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE HALL

#### SITTING ROOM

13'10" x 8'11" (4.22m x 2.72m)

Front aspect timber frame window, open fireplace on a stone hearth, brick surround and timber mantelpiece, twin alcoves.

#### DINING ROOM

12'2" x 8'7" (3.71m x 2.62m)

Rear aspect timber frame window.

#### KITCHEN

8'5" x 6'2" (2.57m x 1.88m)

Rear aspect timber frame window, space for a range of base and wall mounted units, stainless steel sink and drainer with mixer tap over, space for cooker, extractor hood over.

#### CONSERVATORY

8'11" x 8'8" (2.72m x 2.64m)

Timber frame conservatory, door to outside rear.

## TO THE FIRST FLOOR

### LANDING

#### BEDROOM 1

12'7" x 9'7" (3.84m x 2.92m)

Front aspect timber frame window, wall mounted heater.

#### BEDROOM 2

12'10" x 9'1" (3.91m x 2.77m)

Rear aspect timber frame window, airing cupboard housing the hot water cylinder.

#### BATHROOM

Front aspect timber frame window, three piece suite comprising panelled bath, pedestal wash hand basin, wc, extractor fan.

#### OUTSIDE

To the outside, there is a patio and gardens to the rear. There is a parking space within 1 of the 3 car port spaces, with a shared driveway back to the adopted highway. We understand there is a separate access across the rear of the neighbouring property to access the rear garden of Porch Farm Cottage and the parking facilities. A new fence is being installed.





## SERVICES

Mains water, electricity and drainage. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

## TENURE

We understand to be freehold with vacant possession on completion. The property is currently owned by the Castle Howard Estate. As part of the disposal of this property, the following covenants will apply:

- 1) The purchasers and their successors in title will be required to obtain permission from the Estate to erect any structure or building on the property.
- 2) The property is to be occupied as a single dwelling only.

## VIEWING

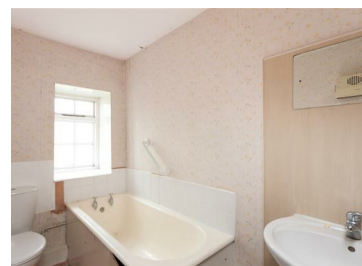
Strictly by appointment with the Agents. Tel: 01653 692151.

## COUNCIL TAX BAND

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

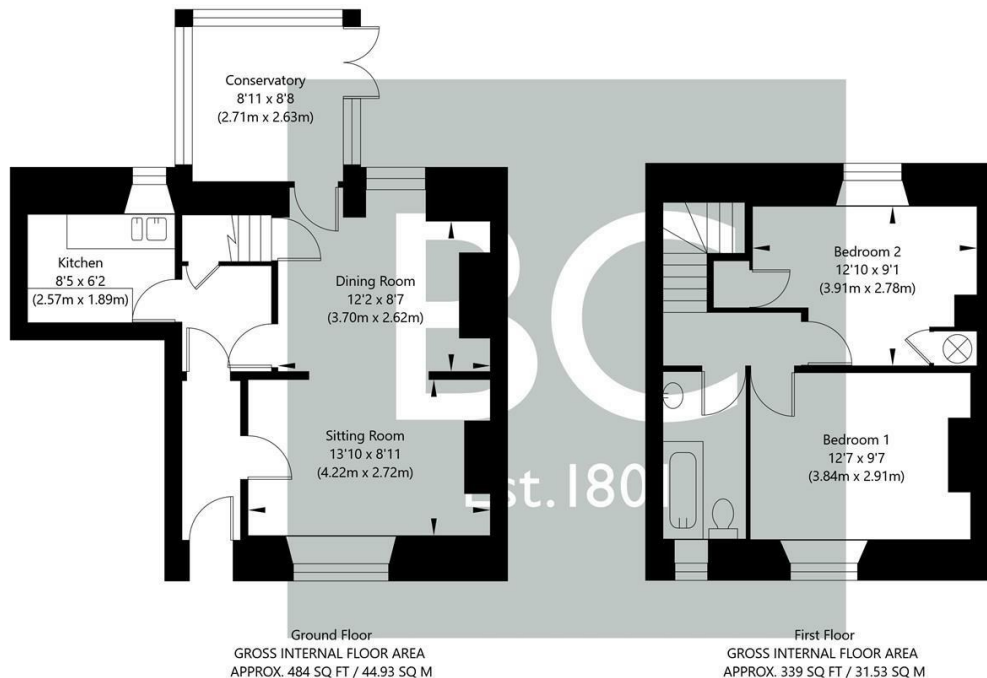
## ENERGY PERFORMANCE RATING

We understand Porch Farm Cottage is Grade II listed, therefore exempt from an Energy Performance Certificate (EPC).



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The Green, Slingsby, YO62 4AA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 823 SQ FT / 76.46 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

Strictly by appointment with the Agents.

## COUNCIL TAX BAND

B

## ENERGY PERFORMANCE RATING

Grade II listed

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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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**BC**  
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