



East End, Sheriff Hutton Guide Price £240,000

An exciting opportunity to take forward and complete a fascinating high specification renovation project of a fabulous 2 bedroom cottage located on the fringes of Sheriff Hutton and offered free of any onward chain.

*** EXPOSED BEAMS, WOOD BURNING STOVE & PLANNING IN PLACE TO EXTEND ***



Property Overview

The detail and quality of the project to date really must be seen to be fully appreciated. The renovation started in 2016 with the installation of double glazing, wood burning stove and oak flooring being laid in the main bedroom. In 2018 a new bathroom was installed and latched oak internal doors were fitted. In 2019 the bespoke kitchen was fitted and in 2022, the 2 larger front windows were replaced with Anthracite Grey surrounds with the front door replaced by a matching composite door in February this year.

Planning Permission

Planning approval was granted by Ryedale District Council on 10th August 2020 for a single storey garden room extension following the removal of an existing conservatory. The proposed garden room (13'1" x 10'6" / 4.00m x 3.2m) will add a further 138 sq ft / 12.8 sq m of living space to the cottage when built.

Further details of the planning permission in place can be found online within Planning Portal at www.ryedale.gov.uk by searching for the planning reference 20/00536/HOUSE

Inside

The split level open plan living space on the ground floor features a bespoke painted kitchen that provides a range of base and wall storage cupboards with concealed period style sink unit, eye-level double oven and grill, integrated appliance space and a drop down breakfast bar. The sitting room includes a wealth of original beams, wood burning stove, window seat with churchyard views and bespoke shutters, further storage and oak latched doors leading off into a cloakroom/wc and a small rear lobby with further bespoke shutters, churchyard views and a staircase rising to the first floor.

The first floor landing features further storage and oak latched doors leading off into a principal bedroom with 9'2" (2.8m) high vaulted ceiling, exposed beams, further views of the 12th Century church and sliding mirrored doors revealing a fabulous en-suite bathroom with heated towel rail, shower over the bath, bespoke vanity unit with inset basin, high level storage and an oak latch door to the landing creating a "Jack & Jill" option. The 2nd bedroom enjoys elevated rooftop views and rural glimpses of the glorious surrounding countryside beyond Pecketts Yard to the Howardian Hills.

Other internal features of note include LPG fired radiator central heating and double glazing.

Outside

Off road parking is situated at the front of the property and steps lead up into an enclosed paved front garden that includes an ornate tiled seating area and a timber built storage shed. It should also be noted that the concrete base for the proposed garden room is already in situ.

There are local walks nearby including parts of the Ebor Way and Centenary Way.

Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas.

Energy Efficiency

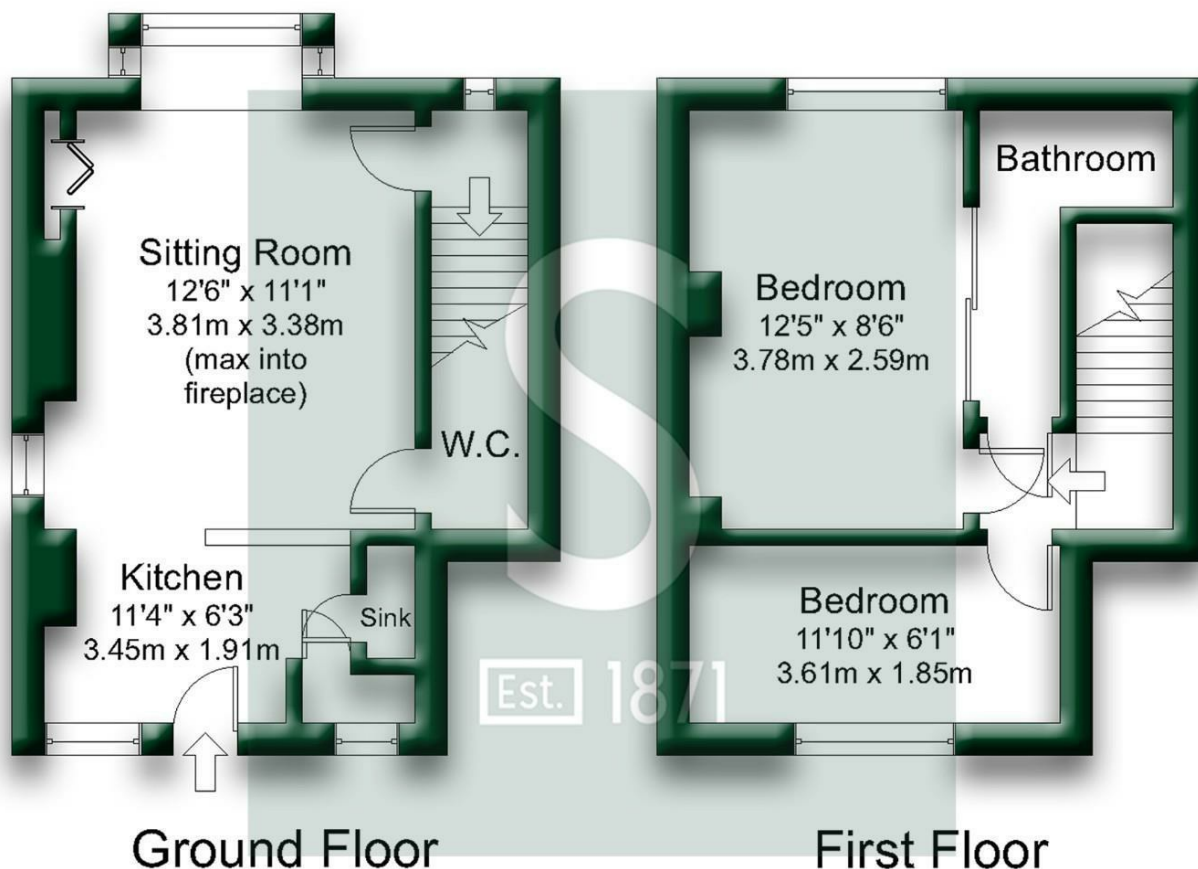
This property's current energy rating is F (22) and has the potential to be improved to an EPC of C (72).

Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of A. The postcode for the property is YO60 6SX.

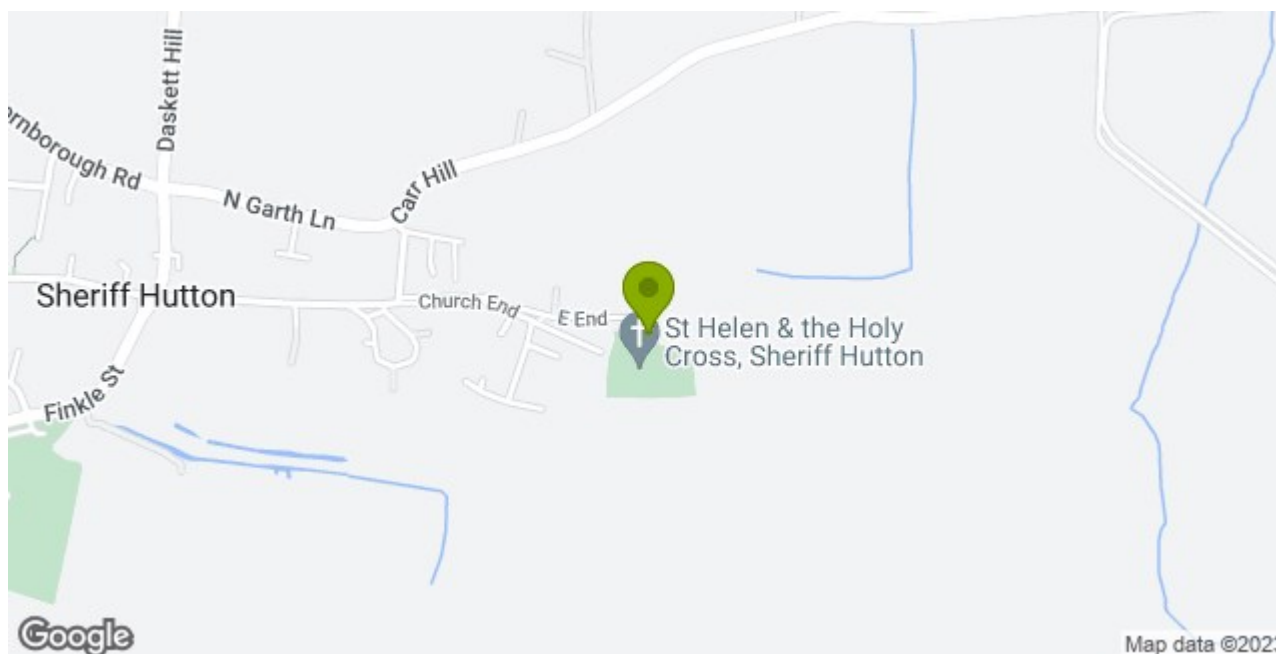
Tenure

We have been informed by the vendor that the property is freehold.



Gross internal floor area (approx.): 48.5 sq m (523 sq ft)

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