



## Cherry Tree Avenue, Newton On Ouse Guide Price £325,000

An exciting opportunity to update and improve a charming and quirky 3 bedroom cottage, with origins believed to date back possibly as far as the late 18th Century, enjoying an enviable position overlooking the village green at the head of a picturesque tree lined avenue leading up to Beningbrough Hall.

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## Property Overview

Originally 2 cottages owned by the Beningbrough Estate, and both believed to date back much earlier than the adjoining school that was built in 1852, The Cottage has been owned by the same family since 1940 and became one residential property in the late 1960's to now comprise of 2 formal reception rooms, kitchen, utility room, 3 bedrooms and a bathroom complemented by lawned gardens to both front and rear. Copies of photos taken in the 1940's and 1950's, showing the original front elevation and stone window surrounds, are available upon request.

## Inside

A spacious reception hall leads off into a sitting room with tiled fireplace and village green views and a kitchen presenting a buyer with an opportunity to update, replace and restyle to their own taste. Leading off the kitchen there is a useful side porch/utility room and a delightful snug with feature fireplace and an archway through to a formal dining room with rear garden access and cloakroom/wc leading off.

The split level first floor landing leads off into 3 bedrooms and a bathroom.

Other internal features of note include night storage heating and double glazing.

## Outside

The front garden is mainly laid to lawn and overlooks the village green. An enclosed side passage leads through to a delightful 75' (23m) long part walled rear garden which provides a lawn, paved seating, greenhouse and 3 timber built sheds that are all in need of repair/replacement.

## Services

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

## Energy Efficiency

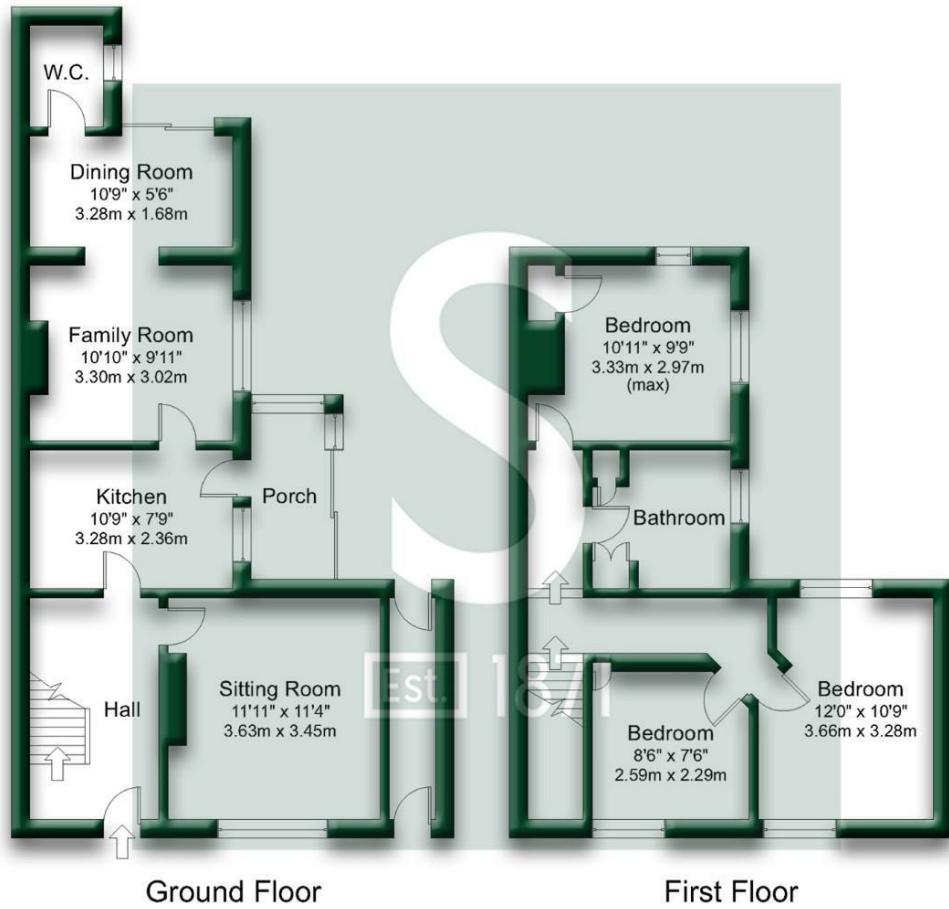
This property's current energy rating is 39(E) and has the potential to be improved to an EPC of 82(B).

## Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of C. The postcode for the property is Y030 2BN.

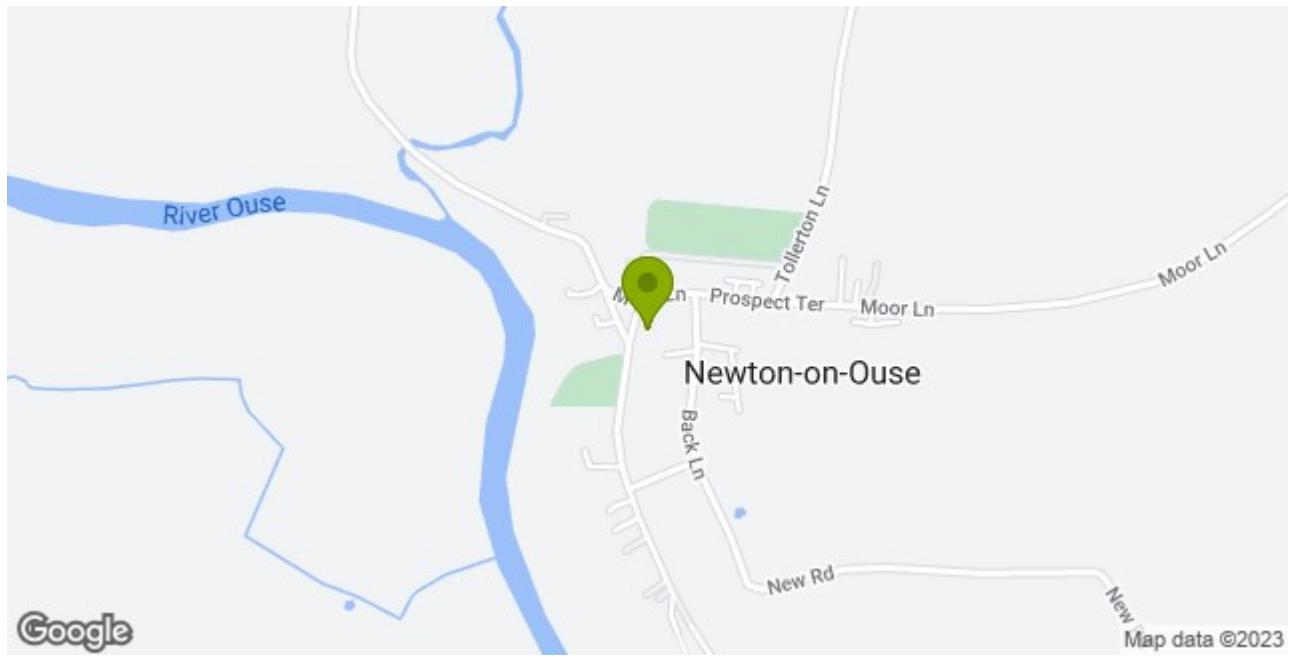
## Tenure

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



Gross internal floor area (approx.): 96.5 sq m (1,039 sq ft)

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