



Linton-on-Ouse, York Guide Price £675,000

A breathtakingly beautiful 3 bedroom cottage with a stylish and spacious "relative or Airbnb ready" 1 bedroom annexe providing over 2,500 sq ft of versatile living space plus a 549 sq ft (51 sq m) garage/workshop, generous parking and an idyllic 0.25 of an acre rear garden.

*** IF YOU ARE VIEWING THIS LISTING ON THE RIGHTMOVE APP, TAP THE "360 TOUR" BUTTON TO WATCH OUR SOCIAL MEDIA TOUR OF THIS PROPERTY ***

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for [stephensons1871](#).



Forge Cottage

A useful entrance porch opens into a large living room blessed with a wealth of exposed beams, 9'6" (2.90m) wide inglenook fireplace, oak flooring and a wood burning stove. The inner hallway with further oak flooring leads off into cloakroom/wc, fabulous home office with original cast iron range and a charming snug with an Aga wood burning stove.

The impressively appointed dining kitchen provides generous storage and features granite worktops and a gas fired Rayburn Nouvelle range cooker, integrated dishwasher and fridge, complemented by a good sized utility/boot room with further storage and a stable style door out to the rear.

The first floor landing leads off into 3 double bedrooms (1 with fitted wardrobes and an en-suite shower room, 1 with a walk-in wardrobe) and luxuriously appointed bathroom with both a bath and a separate walk-in shower.

Other internal features of note include a gas fired central heating system to period style radiators, double glazing and period style latch doors throughout.

Fig Tree Cottage - The Annexe

The annexe is ready made to accommodate an extended family member or as it is today, a ready to go, up and running Airbnb business.

Providing around 590 sq ft (54.81 sq m) of stylish one level living space with it's own enclosed low maintenance garden, the annexe boasts a wealth of exposed beams to complement the 13'0" (3.96m) high vaulted ceilings that grace the generous living room, 18'9" (5.72m) long dining kitchen, one double bedroom and en-suite shower room.

Airbnb occupancy rates & previous annual income details are available upon request.

Other internal features of note include a independent LPG central heating system to radiators and double glazing.

Outside

Forge Cottage features a "picture postcard" front garden and a service lane to the right of the 2 cottages leads round to a driveway and parking area which serves both the cottage and the annexe.

A larger driveway area behind the annexe provides further parking and access into a substantial 549 sq ft (51 sq m) timber built barn/garage/workshop.

The idyllic rear garden enjoy a high degree of privacy and extends to around 0.25 of an acre and features expansive areas of lawn, meandering pathways, 3 section timber built store and outdoor entertaining area, raised vegetable beds and soft fruit growing areas, an orchard and a wildflower garden area which was formerly a chicken run.

Tenure

Freehold

Services/Utilities

Mains gas, electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

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

EPC Rating

E - 49

Council Tax

E - North Yorkshire Council

Current Planning Permissions

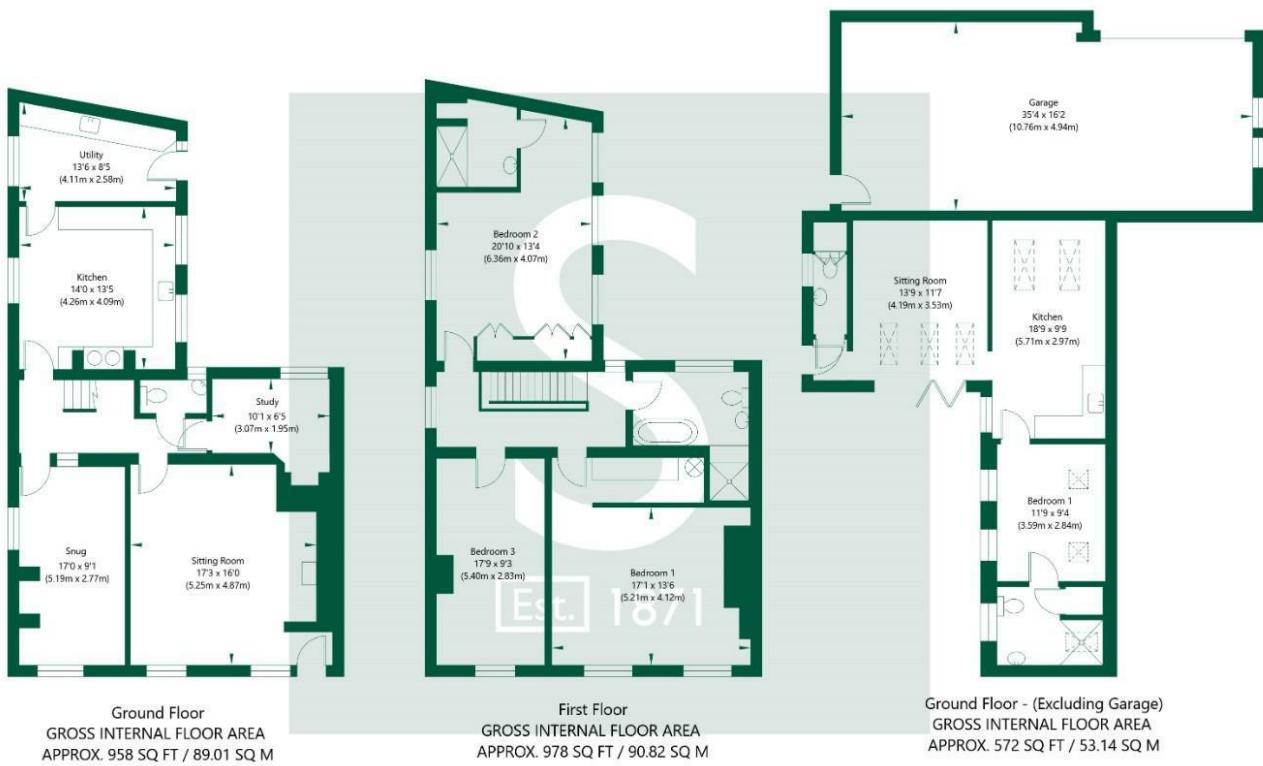
No current valid planning permissions

Imagery Disclaimer

Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

