



## Hawthorne Cottage York Road, York

£525,000

- Detached Victorian Cottage
- Sitting Room
- En-Suite Facilities
- Outbuildings
- Approx. 1500 sq. ft.
- Dining Room
- House Bathroom/wc
- 3 Bedrooms
- Cottage Style Kitchen
- Set in Approx. 0.55 Acre

\*\*\*BEST AND FINAL OFFERS INVITED BY 3PM MONDAY 21ST FEBRUARY\*\*\*

A rare opportunity to acquire this Victorian detached cottage of significant appeal, occupying a 0.55 acre plot, with a range of outbuildings.



Hawthorne Cottage is a signature property within the village, dating back to the 18th Century and retaining a wealth of original period features and well proportioned rooms with accommodation extending to over 1,500 square foot.

The property has recently been extended by the present owners, forming a single storey to the side elevation creating an entrance lobby, utility room and downstairs cloakroom/w.c. A near perfect brick match means the cottage appearance has not changed much and still presents a most charming cottage from all angles.

The majority of rooms are of good proportion, many with just the right balance of period features comprising a formal dining room and second sitting room. Double glazed windows to the front elevation provide wonderful views across the village green and beyond. The cottage style kitchen enjoys a range of white wall and base units to two sides with full height matching units having an integrated fridge freezer and ample built in storage. There is an original cast iron open fire which we understand was historically used for cooking and heating at the cottage.

A turned staircase leads to the first floor having a landing which serves three generous double bedrooms and a house bathroom. All three bedrooms benefit from a built-in cupboard for storage use and are located to the front of the cottage so views are enjoyed and appreciated from each bedroom. Of particular note, bedroom one is complemented by a en suite shower, toilet and hand wash basin.

The internal accommodation is completed by a house bathroom having an L shape shower, chrome heated towel rail, pedestal hand wash basin and low flush w.c. Furthermore, there is a good sized airing cupboard for storage.

Externally the property is tucked away and perfectly placed in the corner off the privately owned driveway, with tremendous views overlooking the village green. The entirety of the Title extends to approx. 0.55 acres which includes the surrounding gardens and the driveway from York Road. Hawthorne Cottage has ownership of the access with the neighbouring three properties.

The gardens surrounding the property are predominantly laid to lawn with most boundaries being enclosed by a fence or trees. An orchard is located behind the outbuildings with established tall trees providing privacy. We understand the outbuildings were historically used as pig sties and coal sheds and now form great storage for outdoor equipment.

This unique property offers the opportunity with updating and modernisation, to create a most wonderful family home to a new owners individual style and taste. As the property stands centrally within the plot, there is scope and potential for further expansion and even into the loft having a pitch height able to accommodate rooms to make a second floor, subject to permitted planning permission and building regulations.

The property represents the perfect opportunity for those looking to acquire this family home or equally a home to retire to and enjoy the village lifestyle in a much sought-after location. As the acting agents we strongly advise an early inspection, and all viewings are strictly via appointment only.

A public footpath is on the edge of the property's Title and connects York Road to the village green. This can be clearly identified on a visit to the property.

The sale of the property will be subject to an overage provision, which will be triggered upon the granting of planning for additional units or the demolition of the existing house and creation of multiple dwellings. Extensions to the existing dwelling will NOT trigger the over clause nor will the demolition of the existing outbuilding for a garage to be built. The outbuildings cannot be used for any other purpose than private use to ancillary of the existing property. The overage deed is currently being prepared by the sellers legal representative and will be shared with the successful purchaser(s) at the point of their offer being accepted. For any any further information, please contact the Selby office.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





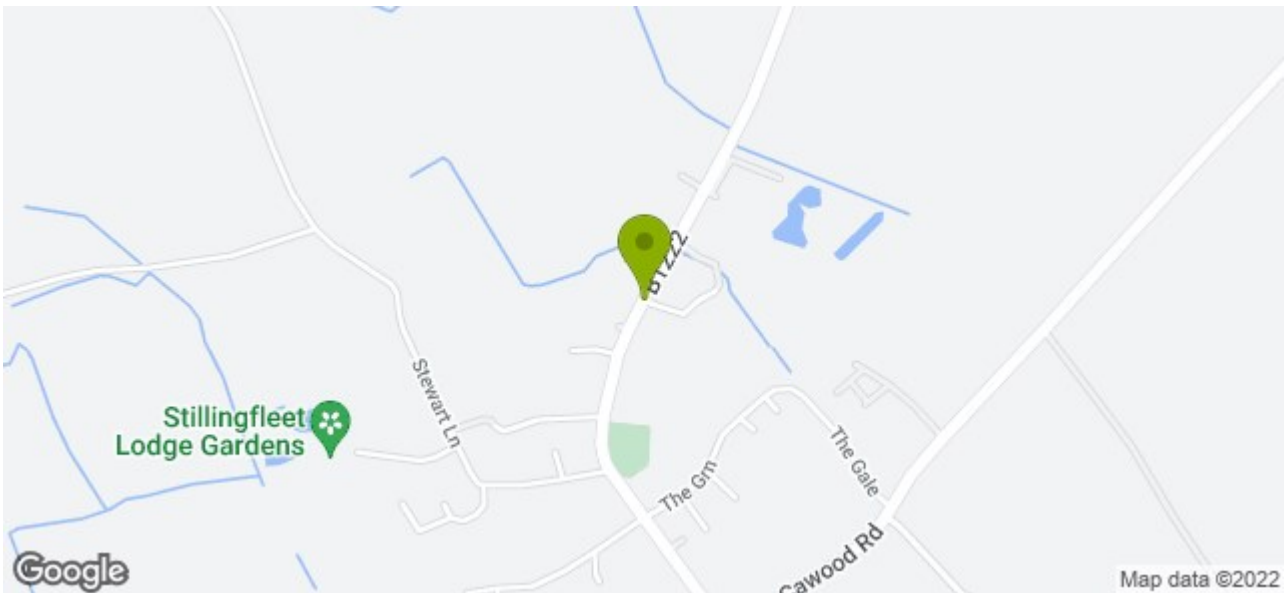




# York Road, Stillingfleet, YO19 6SJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1455 SQ FT / 135.21 SQ M - (Excluding Outbuildings)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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