



1 New Cottages, Belby

£475,000

- Semi-Detached House
- 3 Bedrooms
- 9 Stables with Electric & Water
- Rural Setting
- Superb Open Plan Kitchen
- Timber Framed Gym/Home Office
- Arena
- Utility Room
- Paddock Land Approx 2.53 Acres
- Private & Enclosed Garden

1 New Cottages was purchased by the present owners in 2019 as a tired and neglected property built in approximately the mid 1950's. Since then, they have undertaken a comprehensive programme of renovation and refurbishment which has seen the house significantly enhanced, modernised and the entire building refurbished, whilst restoring many original features of the house. In summary the works include: a new open plan kitchen, bathroom, utility room, internal doors, new flooring throughout and décor. To the outside, the works continue with a new 6m x 3m timber frame outbuilding used as a gymnasium or home office and permitted planning consent for brand new stables and access.

The present owners have carefully focused on an extensive and sympathetic restoration of the property, having many original features blending the history of the house with modern day living.

The accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms with a staircase leading to the first floor arrangement.

There is a cosy yet spacious lounge having a multi burning stove positioned centrally within the room. Furthermore, there is a bay window to the front elevation and tasteful décor.

A superb kitchen enjoys a range of wall and base units to two sides with two matching full height units adjacent. There is a freestanding range style cooker having an induction hob over and oven below, integrated dishwasher and microwave. Beyond is an area designed for appropriate dining furniture and French doors leading to the enclosed garden.

Located off the kitchen is a useful utility room which has been upgraded by the present owners. There are a range of modern darker wood effect units and provisions for laundry facilities. Furthermore, there is a downstairs w.c., and two external door accesses to the front and rear of the property.

The property is further enhanced with two generously sized double bedrooms and a single which is currently being used as the present owners' home office. All three bedrooms are complemented by stunning, uninterrupted countryside views and further benefit from a double glazed window and central heating radiator.

The internal accommodation is completed by a beautiful bathroom having a large walk in shower, vanity hand wash basin and low flush w.c. The bathroom enjoys underfloor heating, elegant sanitary ware and contrasting tiled surround.

To the outside, the property is accessed off Main Road (B1230) along a privately owned driveway, where, nearing the end, the house will be found approached from the side to reveal a generous sweeping gravelled driveway, enclosed by established conifers providing a great deal of privacy and security. We understand maintenance of the driveway is equally shared between the adjoining neighbour and there is a separate double gated access into the paddock land and stables.

The property's private rear garden enjoys a good size lawn area with a raised decked area immediately from the rear elevation, which is positioned perfectly for the morning and afternoon sun. There is an enclosed timber framed unit which can be used for sheltered outdoor dining or a reading/relaxing area. The present owners have had a 6m x 3m timber framed outbuilding built for the purpose of a gymnasium and home office with decking to the front. We understand that mains power and electric connections will be installed in due course.

The associated paddock land and stables are sure to be of strong interest for those looking to acquire a similar equestrian arrangement. The land, in its' entirety, measures approx. 2.53 acres and is divided up into paddocks to accommodate the present owner's requirements. To the south of the site, a paddock measuring approx. half an acre is enclosed by post and rail electric fencing. There are 9 stables in total which are situated centrally within the site and have electric and mains water connections available. The stables are of timber framed construction with concrete flooring. Adjacent to the stables are four turn out pens, all of which have rubber crumb flooring and are enclosed by post and rail electric fencing.

From the stables there is access to the paddocks beyond to the north of the site and direct access into the arena. The arena is much larger than average, being 40m x 34m and enclosed to all four sides. The arena has been completed to a high standard having rubber chippings and floodlit facilities. The aforementioned land situated to the north measures just over an acre and is split into various paddocks. There is gated access off the private driveway.

Of particular note, the currently owners have planning permission for the demolition of the existing stables and the creation of new stables, feed room and tack room. All plans are available from our Stephensons Selby office or electronically via the East Riding Council Open Access portal site by decision No: 21/02269/PLF.

Belby enjoys a quiet, rural setting with a primary school in the village and is situated approximately 2 miles East of Howden town centre which has a vibrant selection of independent and supermarket shops, restaurants and café-deli's. The popular Howden primary and secondary schools are close by with further well renowned schools locally, including Read Private School and Selby High School. The market town of Howden is a popular destination with commuters, given its proximity to the motorway network and railway station with regular direct trains to various destinations including York and London.

The property is subject to a number of restrictive covenants that prohibit any commercial or residential development within the title boundaries. We also understand that the covenant does not restrict any extensions to the existing dwelling (single or double) that is not greater in size than the footprint of the original dwelling. the cleansing, maintaining, renewing and emptying of the septic tank is shared equally with the neighbouring property. A copy of all covenants are available from our Stephensons Selby branch upon request. However, genuine interest must be applied in order for those documents to be shared.

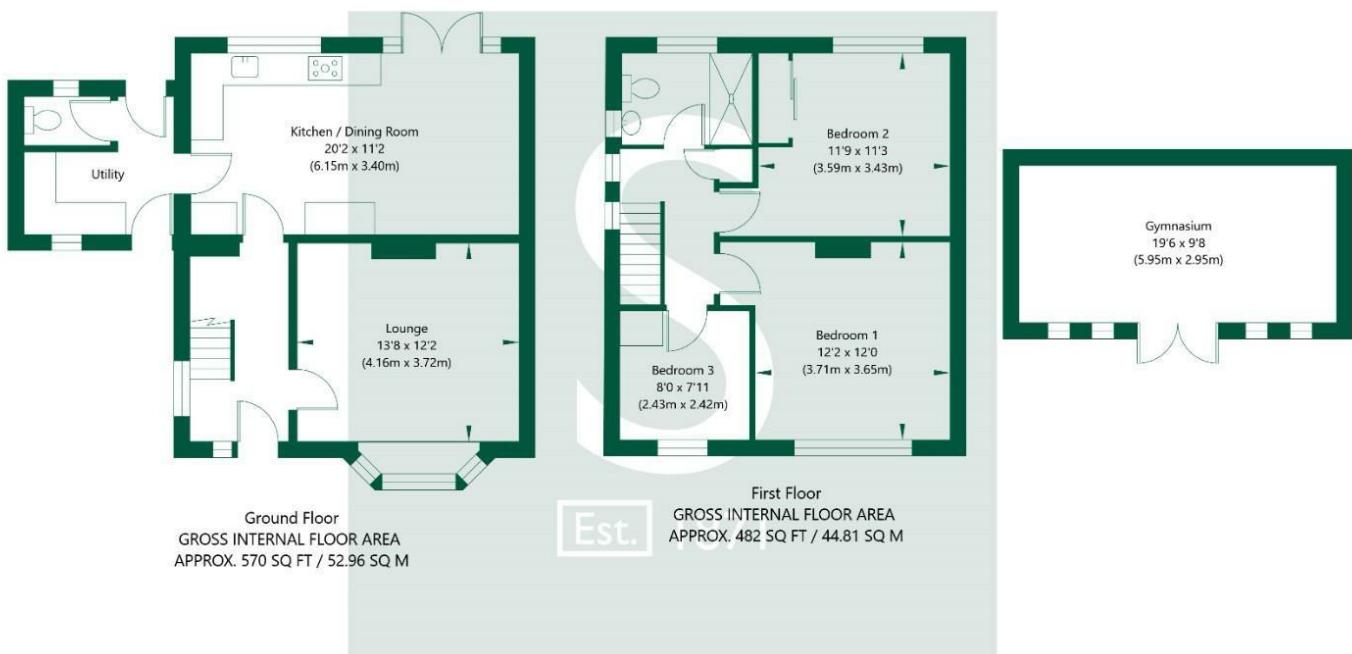
Local Equestrian Venues are in close proximity to the property such as Port Ryal EEC, Manor Farm X Country, Sykehouse Arena & Escrick Park (Rideways).

It is not very often that properties of this size and nature with associated land come to the market and 1 New Cottages presents one of those increasing rare opportunities. As the acting agents, we strongly advise an inspection at the earliest opportunity.

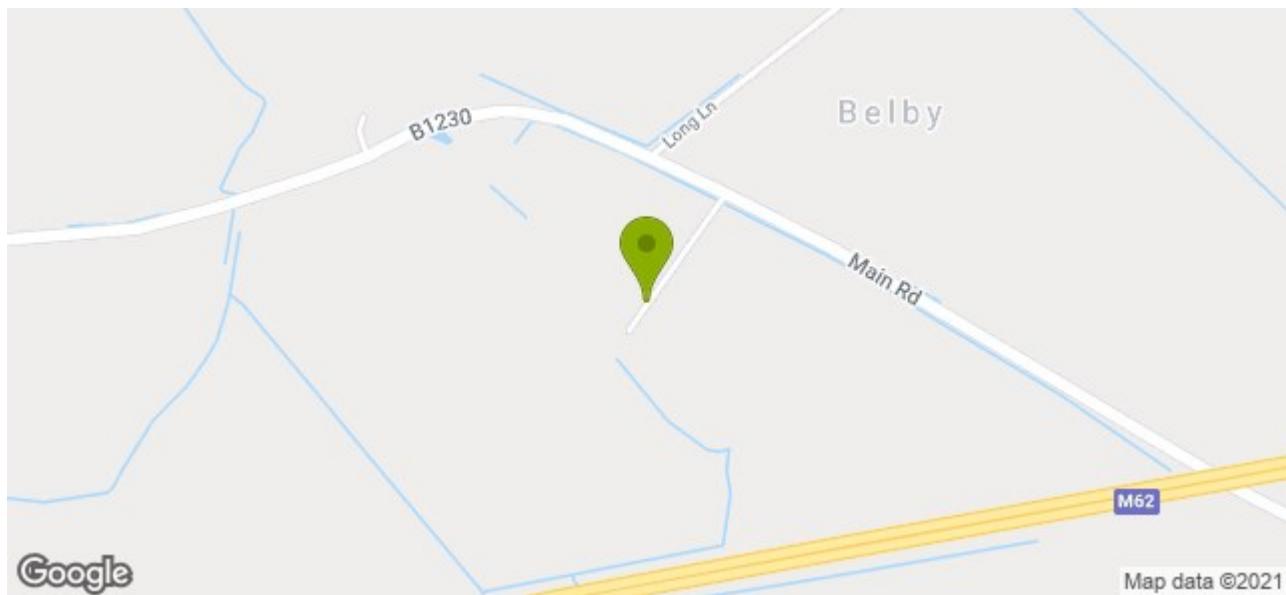
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1241 SQ FT / 115.32 SQ M - (Excluding Gymnasium)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2021



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

CS Hill FNAEA
N Lawrence

