



Pear Tree Cottage York Road, Selby

£385,000

- Set Within 0.10 Acre Plot
- Utility Room
- Beautiful Bathroom/WC
- Lounge
- Ground Floor WC
- Off Street Parking for Several Vehicles
- Superb Kitchen/Dining Room
- 4 Bedrooms
- EER 75 (C)

An exceptional family home, delivering deceptively spacious internal accommodation extending to over 1,600 square foot set within a 0.10 acre plot.

Pear Tree Cottage was purchased by the present owners as a tired 2 bedroom cottage in 2015. Since then, they have carried out a comprehensive programme of renovation works, seeing the house significantly extended, reconfigured and the entirety of the house modernised throughout. The major work undertaken was a two storey extension adjoining the rear elevation, showcasing a magnificent open plan kitchen extending to 348 square foot and two double bedrooms to the first floor.

The present owners focused on a sympathetic restoration of the property, incorporating a number of original features whilst having the perfect balance of contemporary living. The décor choices throughout the entire house are admirable, balancing perfectly with some beautiful fixtures and fittings.

The property welcomes you in through a wooden framed side door into the entrance hallway, having access to the ground floor accommodation. Located to the front of the property is a cosy yet sizable sitting room, having a cast iron wood burning stove with built in storage to either side. This is very much the room to retreat into and a personal favourite of the owners.

The bulk of the ground floor accommodation is made up by the extension works adjoining the rear elevation and is undoubtedly one the main selling features of the property. The architect's brief was to create an open plan living kitchen, and the execution and design was implemented perfectly. There is a stunning country style shaker kitchen, including a number of integral appliances centred around a large working island. The soft grey and solid oak work surfaces colour choices contrast beautifully against the burgundy central island. To the opposing side to the kitchen is an area currently set up for a dining table and chairs, although it could facilitate lounge furniture. Natural light passes through two double glazed windows and French doors all adjoining the rear elevation.

The present owners crucially created a utility room off the kitchen area, which has a further range of base units and provision in place for laundry facilities. The ground floor accommodation is completed by a cloakroom wc.

To the first floor, the property is further enhanced by four well proportioned double bedrooms, all benefiting from a double glazed window and central heating radiator. Of particular note, the main bedroom is complemented by a range of full width built in wardrobes.

The upstairs is serviced by a beautiful house bathroom, very much in keeping with the rest of the property style. There is a three piece suite, with double glazed window and tiled floor.

Externally, the property will be found along York Road, which in turns leads onto a generous gravelled driveway providing off street parking for several motor vehicles. A side gate leads into the rear garden, being predominantly laid to lawn with enclosed fenced boundaries to all three sides. To the right hand side is an outdoor seating area, with a timber pergola over.

To the bottom of the garden is a vegetable patch and a separate brick-built outbuilding, with potential to be converted into a garden room or home office subject to approval.

The property represents a wonderful opportunity to acquire such a beautiful family home, delivering deceptively spacious accommodation. It is therefore, as the selling agents, we strongly recommend an early inspection.

EER- 75 (C)

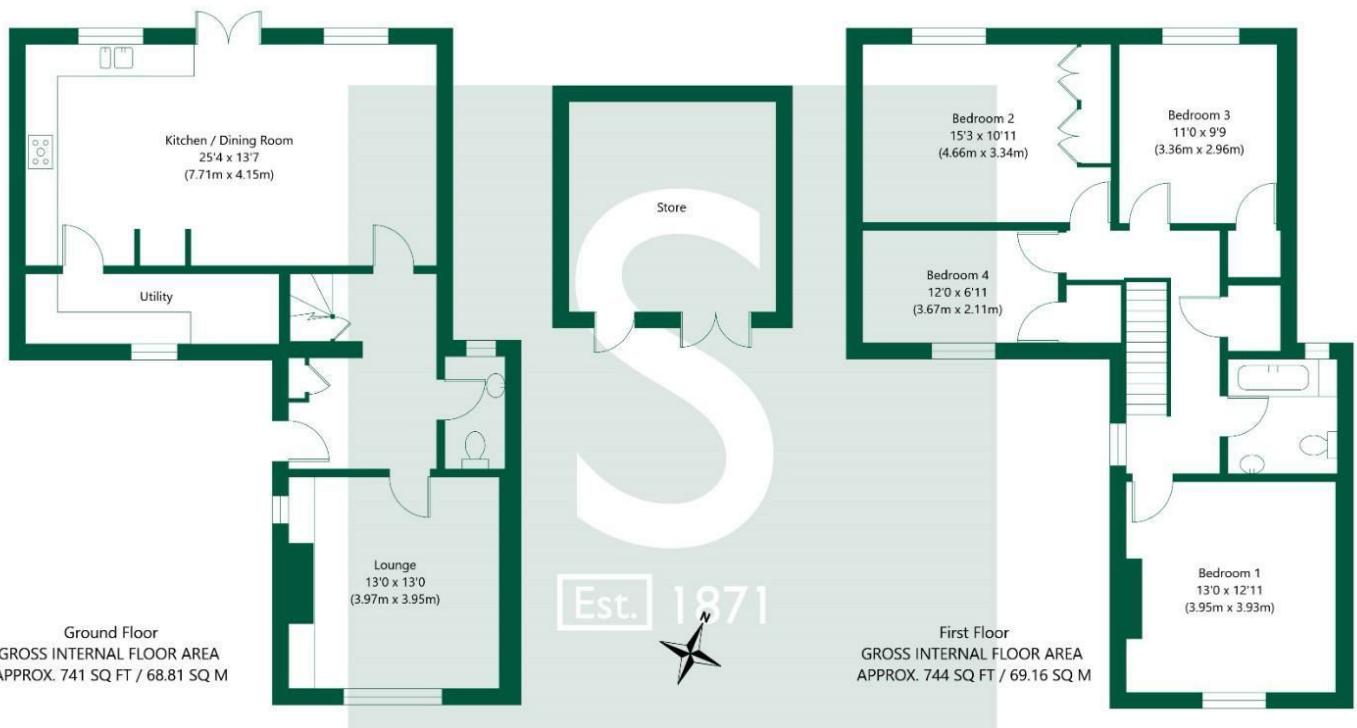
Tenure - Freehold

Council Tax - North Yorkshire Council - Band B

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





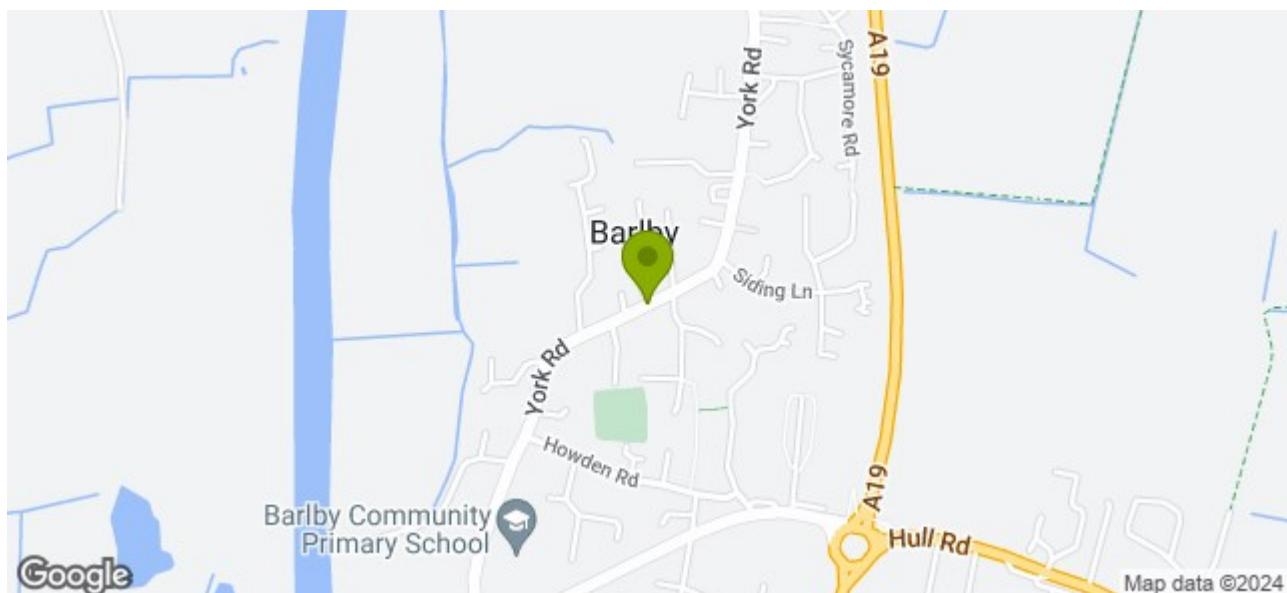


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1650 SQ FT / 153.3 SQ M - (Excluding Store)

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

www.exposurepropertymarketing.com © 2024



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

