



Central Cottage Low Street | Lastingham YO62 6TJ

Central Cottage is a traditional stone built double fronted character cottage occupying a pleasant position in this picturesque moorland village of Lastingham which lies in the North York Moors National Park.

The accommodation which lies on two floors comprises entrance, spacious open plan kitchen with dining area which houses the Aga cooker and sitting room and feature fireplace with windows having window seats, on the first floor there are two bedrooms and nicely fitted bathroom, the whole having some original features including board and latch cottage style doors, spice/salt cupboards, feature stone wall, window seats and flagged floor areas.

Externally there is a GARAGE and enclosed rear garden which extends down to the beck at its rear boundary.

Central Cottage has the potential to be extended subject to

necessary permissions (which have been granted in the past but have now lapsed). The cottage will appeal to a variety of purchasers including those looking for a permanent home, second home or holiday let.

The village of Lastingham is an attractive village lying within the North York Moors National Park situated amongst glorious countryside.

**INTERNAL VIEWING IS HIGHLY RECOMMENDED
THE PROPERTY IS BEING OFFERED WITH NO UPWARD
CHAIN**



Guide Price £450,000

BoultonCooper

BC
Est. 1804

Central Cottage Low Street | Lavington



Open porch

Into entrance doorway into inner porch and latch door leading to:

OPEN PLAN DINING KITCHEN

KITCHEN - comprising Belfast sink with mixer tap over, base units, wood block work surfaces, display shelving and fitted feature shelving with small drawers, built in Whirlpool dishwasher, space for fridge, central heating radiator, double glazed windows to the rear elevation overlooking the garden.

DINING AREA - flagstone flooring, fitted Aga with built in oven and two hotplates, tiled splash-backs, wooden mantle and continued small feature built in cupboard, shelving, cupboard housing consumer unit, display units incorporating plate rack; exposed stone wall, double glazed window to the front elevation with window seat.

SITTING ROOM

With multi-burning stove set on stone hearth, exposed wooden floor boards, understairs storage cupboard, double glazed window to front elevation with window seat, window to side elevation. Double glazed window to rear elevation with stone window seat and door leading to outside. Part wood panelling to walls, central heating radiator.

SIDE PORCH

Tiled flooring and door leading to rear garden.

FIRST FLOOR LANDING

Stairs to first floor landing with part wood panelling to walls, central heating radiator.

BEDROOM ONE

With double glazed window to front and rear elevations, central heating radiator. Access to roof space.



BEDROOM TWO

With double glazed window to the rear elevation and central heating radiator.

BATHROOM

Comprising free standing bath on claw feet with mixer taps, shower cubicle with shower unit and shower rose. Pedestal wash hand basin, low flush w.c. Chrome heated towel rail, central heating radiator. Two double glazed windows to rear elevation and additional skylight window. Spot lighting; shower cubicle is tiled and further tiled splash-back areas. Alcove.

GARAGE

With "up and over" door, pitched roof, personal door to the rear, light and power.

REAR GARDEN

With paved area, flower/shrubbery border, two laid lawns, attractive well stocked flower/shrubbery borders, various other trees and shrubs. The garden leads down to the beck with the rear boundary been exposed to the beck.

STONE OUTBUILDING. OUTSIDE W.C.

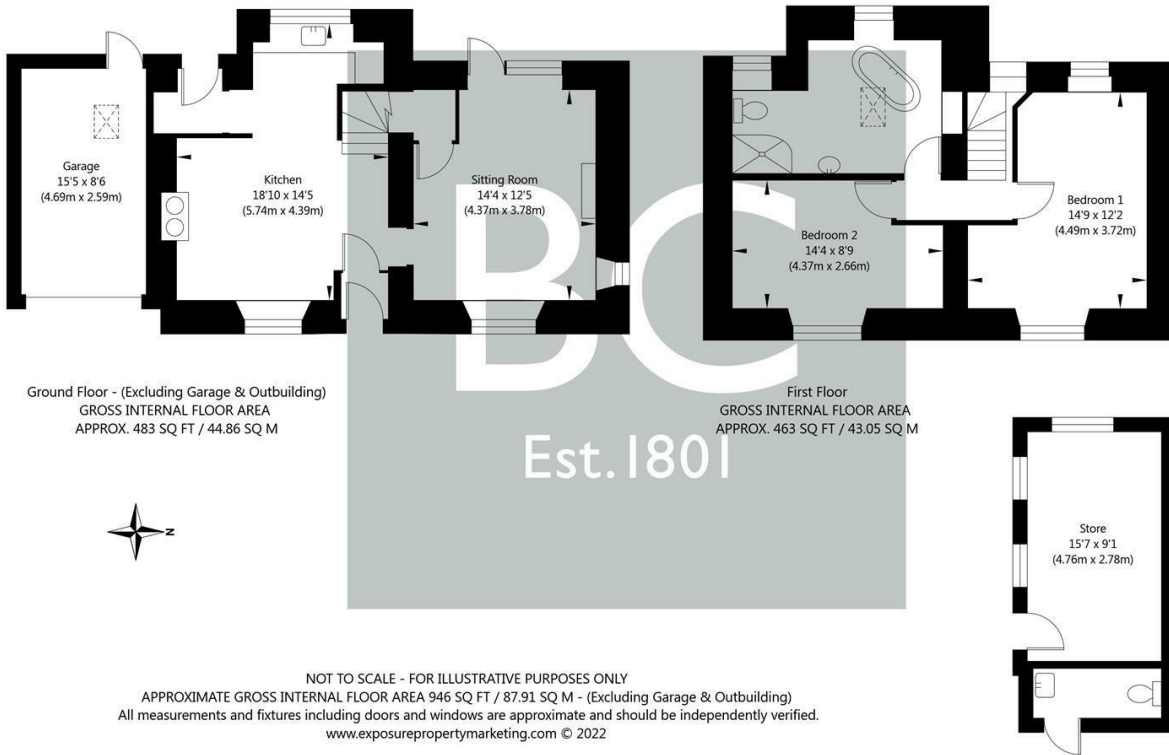
SERVICES

Mains electricity, water and drainage.



Central Cottage Low Street | Lavingham

Low Street, Lavingham, York, YO62 6TJ



VIEWING

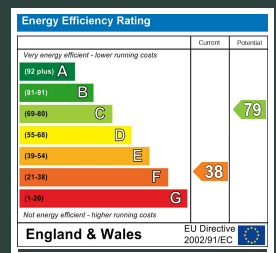
By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

Band E

ENERGY PERFORMANCE RATING

F



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