



## Stone Cottage, Low Street | Lasingham YO62 6TJ

Stone Cottage is a traditional stone built cottage offering a wealth of charm and character throughout and being situated in this picturesque village location overlooking the beck to the front.

The accommodation comprises reception hallway, good sized sitting room with dining area, feature fireplace with wood burning stove, spacious kitchen housing a range of shaker style units with built in appliances opening onto attractive sun room which enjoys views over the lovely gardens. On the first floor there are two bedrooms and luxury fitted bathroom. The attractive gardens lie to the rear and

contain lawned areas with flower and shrub borders, garden shed and summerhouse. The stone built outbuilding offers a deal of versatility and is currently used as an office/study and utility room.

The village of Lasingham 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 £375,000**

**BoultonCooper**

**BC**  
Est. 1804

# Stone Cottage Low Street | Lastingham



## Accommodation Comprises

### Entrance door

Leads to:

### Reception Hallway

With central heating radiator, stone flooring, stairs to first floor landing, exposed timbers to ceiling, latch door leads to:

### Sitting Room

17'2" x 9'11" (5.23m x 3.02m)

With stone feature fireplace having canopy, hearth and multi burning stove, wooden mantle and matching side plinths. Stone flooring, part wood panelling to walls, exposed timbers to ceiling, window to the front elevation with window seat overlooking the Beck, small eye level cupboards, central heating radiator. Feature window to kitchen, understairs storage cupboard.

### Dining Kitchen

12'10" x 10'8" (3.91m x 3.25m)

Beautiful dining kitchen with sun room. Kitchen comprising 1 1/2 bowl drainer sink unit

with mixer tap over, set within rolled edge work surfaces, extensive range of wall and base units with tiled splash backs.

Built in Neff oven with four ring electric hob and extractor canopy over, built in fridge and dishwasher.

Exposed timbers to ceiling, central heating radiator. Open plan layout into:

### Sun Room

9'1" x 8'5" (2.77m x 2.57m)

With double glazed windows and blinds, central heating radiator, door to outside.

### First Floor

Galleried Landing with built in cupboard, built in airing cupboard housing hot water cylinder with shelving, skylight window.

### Bedroom One

12'8" x 10'11" (3.86m x 3.33m)

With window to the front elevation, central heating radiator.



## Bedroom Two

17'6" x 9'10" (5.33m x 3.00m)

With double glazed window overlooking the beautiful garden with views beyond over farmland and woodland, central heating radiator.

## Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush wc., heated towel rail, extractor fan, window to the front elevation overlooking the beck.

## Outside

Steps leads up to laid lawn with attractive flower/shrubbery borders with retaining stone wall, further steps lead up to a n additional lawn area with patio and flower/shrubbery borders. There is a SUMMER HOUSE with steps leading to a further patio area with GARDEN SHED and STUDIO 10'9" x 7' which is of stone construction with pantiled roof split into two sections internally with secondary double glazed window to the rear elevation, exposed timbers to ceiling,

shelving bench with drawers below, ideally suited for home office with light and power. Door leads to utility area 10'11" x 6'2". Small paved area to the side of the studio with stone retaining wall and hedgerow. The gardens are fully enclosed, a gate that leads to next doors property for refuse collection. Shared passageway with access for bins and to rear garden with a flying freehold.

## Utility Area

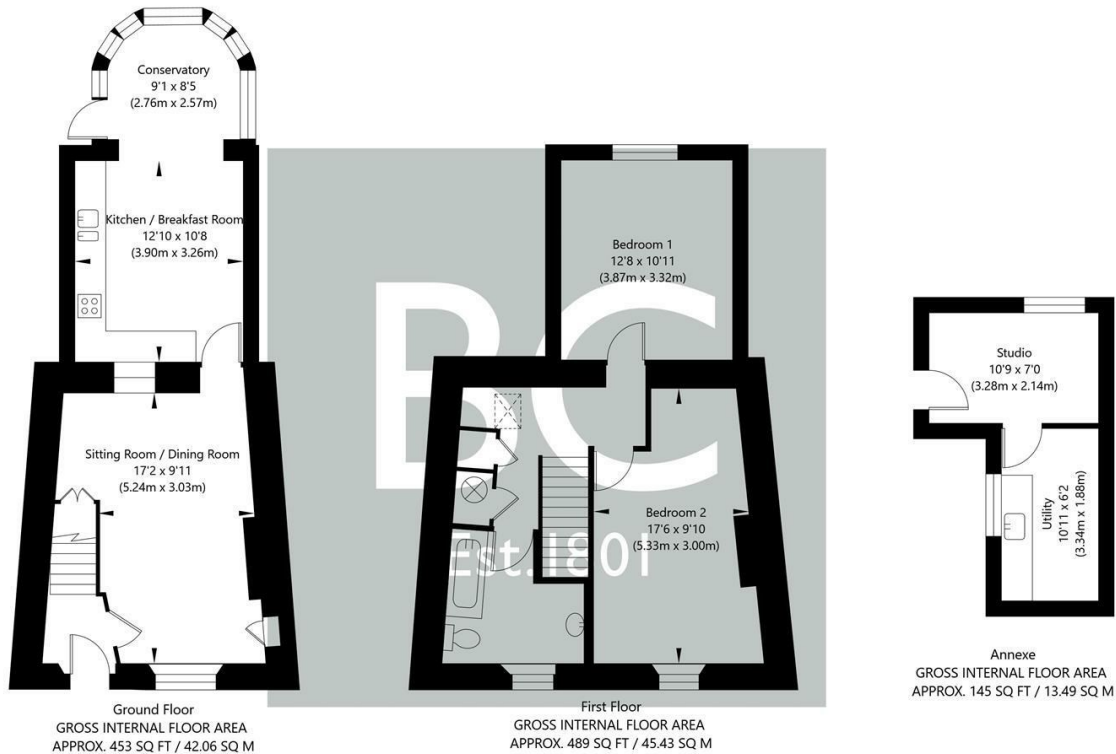
With stainless steel single drainer sink unit set within rolled edge work surfaces, wall and base units, plumbing for automatic washing machine and space for dryer. Secondary double glazed window to the side elevation, exposed timbers to ceiling and fuse box.

## Services

Mains electricity, water and drainage. Heatrae Sadia Electric flow boiler.



# Stone Cottage Low Street | Lavingham



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1087 SQ FT / 100.98 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## VIEWING

Strictly By Appointment With the agents.

## COUNCIL TAX BAND

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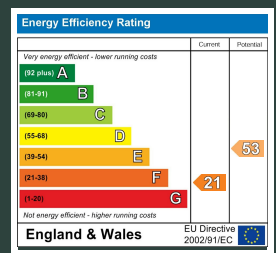
## ENERGY PERFORMANCE RATING

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