



1 Hide Hollow, Low Street | Lastingham, York YO62 6TJ

BoultonCooper

BC  
Est. 1861



## 1 Hide Hollow, Low Street, Lavington

Hide Hollow is a beautiful semi detached 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; Entrance porch, sitting room with original range fireplace having side oven, separate dining room with wood burning stove, re-fitted breakfast kitchen and shower room on the ground floor, first floor; Landing, three bedrooms and family bathroom.

The cottage benefits from exposed timbers and latch doors. Externally there is a driveway, parking area and garage; the front garden borders the beck whilst to the rear there is a good sized private attractive well stocked south west facing garden.

The village of Lavington 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

### ACCOMMODATION COMPRISES

#### Front Entrance Porch

With tiled flooring and window sills and door leading to:

#### Dining Room

4.01m x 3.58m (13'2" x 11'9")

With feature fireplace, wood burning stove, stone hearth, stone flagged flooring, exposed timbers to ceiling, stairs to first floor landing, window to the front elevation, two windows to the rear elevation, book shelving, radiator, stone steps lead to:

#### Sitting Room

3.94m x 3.66m (12'11" x 12')

With original cast iron fireplace having small side oven, stone surround, exposed timbers to ceiling, window seat, windows to the front and rear elevations and radiator.

#### Breakfast Kitchen

3.73m x 2.62m (12'3" x 8'7")

Housing a range of units comprising Belfast

sink with mixer tap over, rolled edge work surfaces, tiled splash backs, base units, wine rack, built in oven with four ring hob and extractor canopy over, built in washing machine, window to the front elevation with tiled window sill, exposed timbers to ceiling, tiled flooring, radiator.

#### Shower Room

Comprising shower cubicle with shower unit, pedestal wash hand basin, low flush w.c, tiled flooring, exposed ceiling joists, radiator, double glazed window to the rear elevation.

#### Rear Porch

Electric boiler and stable door to the rear garden.

#### First Floor

Landing with two windows to the rear elevation, radiator.

#### Bedroom One

4.14m x 3.56m (13'7" x 11'8")

With feature fireplace, built in wardrobe,



windows to the front and rear elevations, radiator.

## Bedroom Two

3.07m x 2.62m (10'1" x 8'7")

With built in wardrobes and cupboard above, window to the front elevation and radiator.

## Bedroom Three

3.63m x 2.13m (11'11" x 7')

With window to the front elevation and radiator.

## Bathroom

Comprising panelled bath with shower attachment,, bidet, wash hand basin in vanity unit, low flush w.c., chrome heated towel rail and radiator, double glazed window to the rear elevation.

## Outside

A five bar gate leads to the driveway giving access to GARAGE which has light, power, access to loft storage area and personnel door to rear. Parking area. The south west facing attractive rear garden

comprises stone flagged patio area, stone retaining wall, flower/shrubbery beds, gravelled pathways, established trees and shrubs, hedgerow and fencing to the boundaries.

## Services

Mains electricity, waster and drainage are connected. The heating is supplied by an electric boiler which heats the radiators.

## N.B.

The adjoining cottage No 2 Hide Hollow has a pedestrian and vehicle right of way over the drive to the front of the No 1 Hide Hollow.





**VIEWING**


Strictly By Appointment with the agents. 01751 472724

**COUNCIL TAX BAND**

Band D

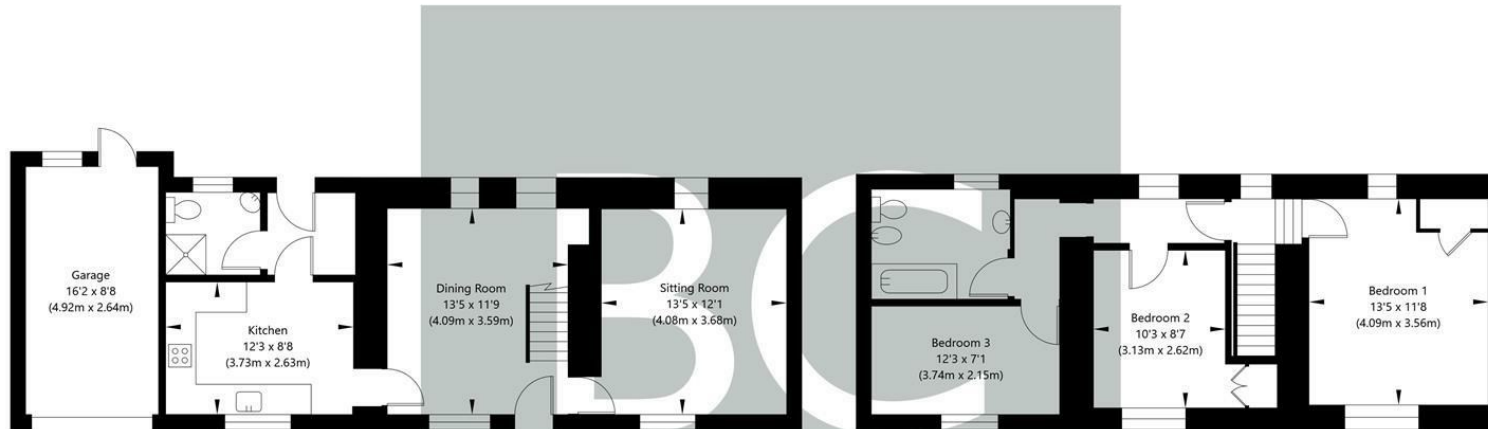
**ENERGY PERFORMANCE RATING**

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



# 1 Hide Hollow, Low Street | Lasingham



Ground Floor - (Excluding Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 552 SQ FT / 51.32 SQ M

Est. 1801

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 554 SQ FT / 51.47 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1106 SQ FT / 102.79 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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