



Dorn Cottage North End Raskelf

York, YO61 3LF

£325,000



A RARE OPPORTUNITY TO ACQUIRE A DELIGHTFUL CHARACTERFUL TWO DOUBLE BEDROOM PERIOD COTTAGE WITH NO ONWARD CHAIN SET IN THE HEART OF THIS HIGHLY POPULAR VILLAGE WITH OFF STREET PARKING, A RANGE OF OUTBUILDINGS, WORKSHOP AND NISSEN HUT, WITH PADDOCK LAND BEYOND FACING SOUTH, IN TOTAL EXTENDING TO 0.51 OF AN ACRE OR THEREABOUTS

Mileages: Easingwold – 3 miles, York – 16 miles, Boroughbridge – 9 miles (Distances Approximate).

Sitting Room, Dining Room/ Snug, Inner Hall, Kitchen, Bathroom, Rear Lobby

Two Double Bedrooms

Front Lawned Garden, Rear Courtyard Garden, Off Street Parking, Range of Outbuildings, Nissen Hut, Gardens and Paddock

From a central pathway leads to a timber entrance door which opens to a welcoming SITTING ROOM, featuring a brick fireplace with a multi fuel cast burner on a tiled hearth with timber detailing above. UPVC sliding sash window to the front overlooking the pretty front gardens.

To one side an archway leads to an INNER HALL, with stairs rising to the first floor.

From the inner hall a timber door opens to the DINING ROOM/ SNUG, boasting further character with a feature cast iron stove and a UPVC sash window over the front garden.

Continuing through to the rear, you'll find a REAR LOBBY with a part glazed timber door leading to the rear courtyard garden.

From the rear lobby lies the galley style fitted KITCHEN with a range of wall and base units and timber effect worktops surface with matching upstands. Integrated fridge, electric hob with concealed extractor above, and single oven below. A stainless-steel sink with chrome mixer tap sits beneath a UPVC window overlooking the rear courtyard.

From the other side of the rear lobby a modern BATHROOM, comprising a white suite with panelled bath and thermostatic controlled shower over. Vanity unit with wash hand basin and useful storage below with space and plumbing for a washing machine to the side. Low suite WC, and a frosted UPVC double glazed window. Airing cupboard housing the hot water cylinder and additional storage space.

From the inner hall stairs rise to a split level FIRST LANDING with doors leading to;

BEDROOM ONE a double room featuring a period





fireplace flanked by fitted wardrobes, and a UPVC sliding sash window to the front elevation overlooking similar period properties fronting the street.

BEDROOM TWO, is an L-shaped room with a recessed dressing area, feature fireplace and pleasant views over the front garden. A second UPVC window at the rear adds to the light and charm.

OUTSIDE, The property is approached via central timber hand gate with pathway leading to the front door flanked by rectangular lawn and mature borders.

The rear is accessed via a shared drive to the side which sweeps round the rear of the property through a 5 bar gate to a hard standing area providing off street parking. Directly behind the property is a paved south facing patio courtyard garden behind a neatly clipped hedge with raised beds and a lawned area. Steps lead up through a wrought iron gate across a shared drive to allocated off-street parking and an array of outbuildings, including: A coal shed, a utility/laundry room with stable door, a brick built workshop/shed ideal for hobbies or storage. A timber gate opens to a pathway flanked by shaped lawns and mature planting, leading to a generous **NISSEN HUT** (36' 4 x 15' 5) for further storage or a creative use. Beyond is a wild garden area with fencing and mature hedgerows. Beyond is an open paddock featuring a variety of established fruit trees, further sheds, perfect for nature lovers or generous diverse gardens. In all the gardens extend to 0.51 acre or thereabouts.

LOCATION - The amenities in the village of Raskelf include a public house, restaurant and a Village Hall with sporting facilities including active tennis/cricket clubs. Primary and secondary schooling is available in Easingwold linked via a school bus service. Extensive shopping facilities and a weekly market are also available in Easingwold. There is quick and easy access to the A19 running through Thirsk to the north east and linking to the A1237 York outer ring road, the A64 to the south, and the A1.

POSTCODE - YO61 3LF

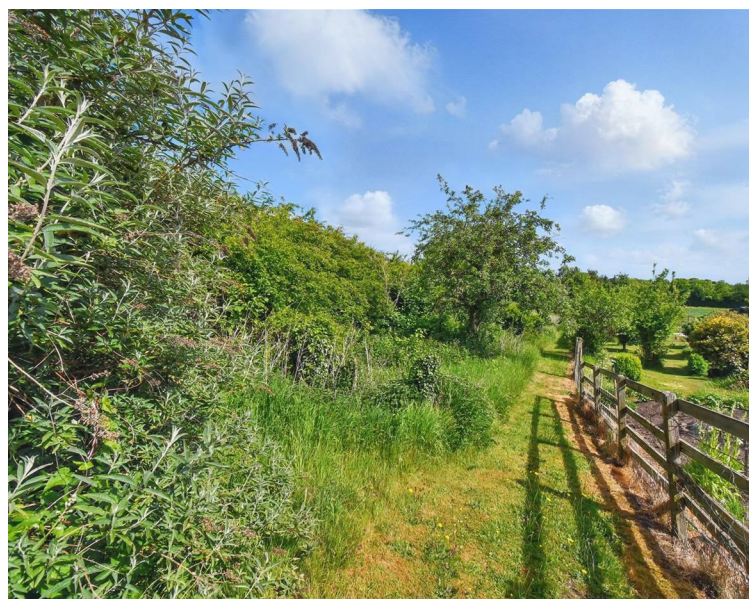
COUNCIL TAX BAND – C

SERVICES - Mains Water, Electricity, Drainage and Solid Fuel Heating

TENURE - Freehold

DIRECTIONS - Proceed out of Easingwold towards Raskelf. On entering the village turn right onto North End proceed for a short distance whereupon the property is located on the right hand side identified by the Churchills for sale sign.

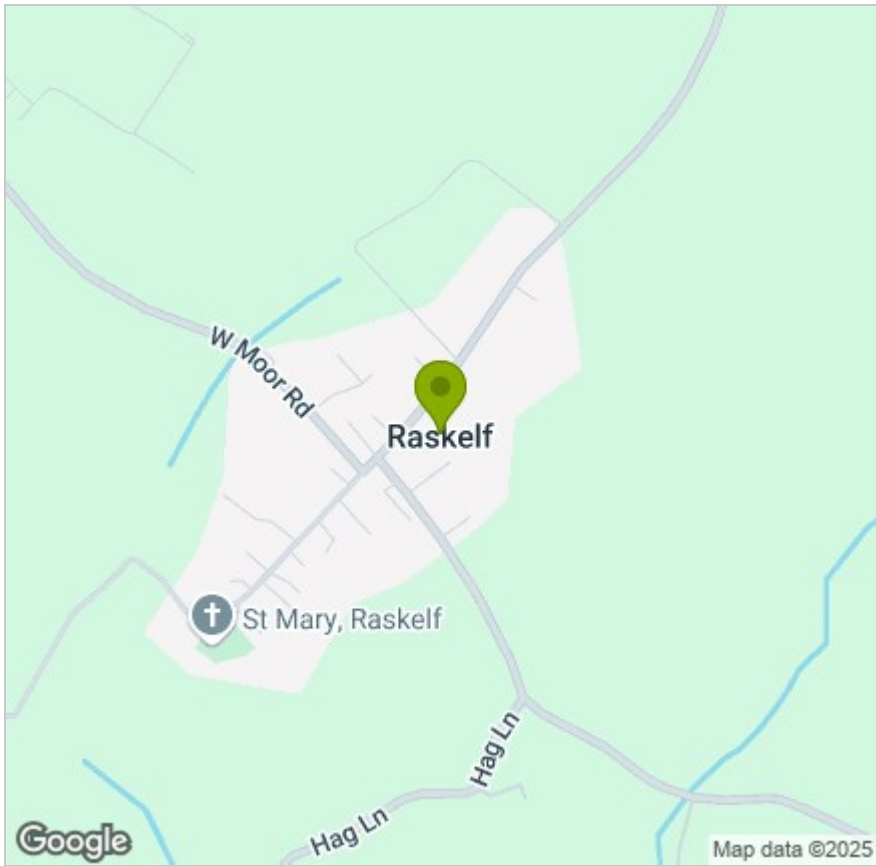
VIEWING - Strictly by prior appointment through the sole agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com



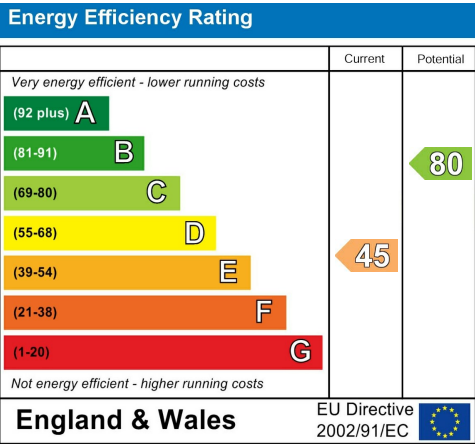
FLOOR PLAN



LOCATION



EPC



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