



**Main Street**

Terrington, York, YO60 6PU

Asking Price £475,000



# Main Street

## Terrington, York, YO60 6PU

STYLE – Period Cottage

HIGHLIGHTS – Sympathetically Restored and Updated with Oodles of Charm Located in Desirable Village

THREE WORDS – Chocolate Box Cottage

### CHARMING COTTAGE IN PICTURESQUE TERRINGTON

A rare opportunity to acquire this charming detached chocolate box cottage, situated in the hugely desirable village of Terrington. Sympathetically rejigged and lovingly updated by the current owners, this beautiful period home perfectly blends character and charm with modern comforts, creating a truly special place to call home. Offered for sale with NO ONWARD CHAIN, this is a true gem and one that rarely comes to market.

The current owners have carried out an extensive programme of improvements including a new Fischer Warm Home electric heating system and Aquafficient on demand hot water system – see AGENTS NOTE for full details. Retaining a wealth of period features throughout including Yorkshire sliding sash windows, exposed beams, latch doors and ornate fireplace, this cottage oozes warmth and character from the moment you arrive.

Occupying a lovely size plot with mature gardens wrapping around the property, the cottage enjoys an elevated position behind attractive stone wall boundaries with York stone flagged pathways and frontage, giving instant kerb appeal. A gated driveway provides ample off-street parking and leads to a carport, garage and original wash house complete with outside WC.

### STEP INSIDE

Step inside and discover a home full of charm. There are two delightful reception rooms, both packed with character. The dining room sits to the front elevation and features exposed beams and a feature fireplace, with plenty of space for a large dining table and chairs, making it ideal for entertaining family and friends.

The cosy sitting room is the perfect retreat at the end of a busy day, centred around a newly installed feature fireplace with Burley Thorncombe woodburning stove by Hovingham Fireplaces, creating a warm and inviting atmosphere.

The newly fitted kitchen has been thoughtfully relocated to the front of the cottage and offers an excellent range of base and wall mounted cupboards and drawers, beautifully complemented by generous work surfaces.

Fitted with all the modern conveniences for a busy cook, this sociable space also boasts a charming window seat – the perfect spot for a glass of vino whilst the chef rustles up a culinary delight.

Completing the ground floor is the newly installed shower room, stylishly presented with a sleek contemporary vibe.

### BEDROOMS

To the first floor are two generous double bedrooms, both brimming with character and featuring exposed beams, creating cosy and inviting spaces. The main bedroom has fitted wardrobes.





### OUTSIDE - GARDENS

Outside, the mature gardens are a true delight, filled with an array of flowering plants and perennials, creating quintessential country cottage gardens to enjoy throughout the seasons. A side access lane leads to the rear gated driveway with covered carport area, outside WC, wash house and garage with light and power, along with plenty of additional off-street parking.

In addition, the current owner rents a nearby allotment for a peppercorn rent.

This beautiful and charming cottage offers the perfect blend of village life, character features and modern upgrades, all set within one of North Yorkshire's most sought after villages. Early viewing is highly recommended to fully appreciate everything this fabulous home has to offer.

### AGENTS NOTE - WORKS CARRIED OUT

New fitted kitchen with integrated fridge and dishwasher/soft close doors and drawers, New fitted shower room.

New Fischer Warm Home electric heating system installed replacing oil boiler and Aquaficient on demand hot water system with 10 year guarantee

New fuse box/electrical installation in new kitchen and new lounge/change all switch and socket fronts/test full system and Certificate issued

Installation of Burley Thorncombe woodburning stove by Howingham Fireplaces in new lounge and Certificate issued

Understairs area plumbed for washer with space also for upright freezer

### Garden

Works include clearing overgrown garden of oil tank, overgrown bushes, etc. Replacing and repairing stone walls. Forming entertaining area with base for wood burning dish. Erecting new fencing and planting new hawthorne hedge (work in progress)

### SERVICES

Services - Mains connected to water, drainage and electric.

### LOCAL LIFE IN TERRINGTON

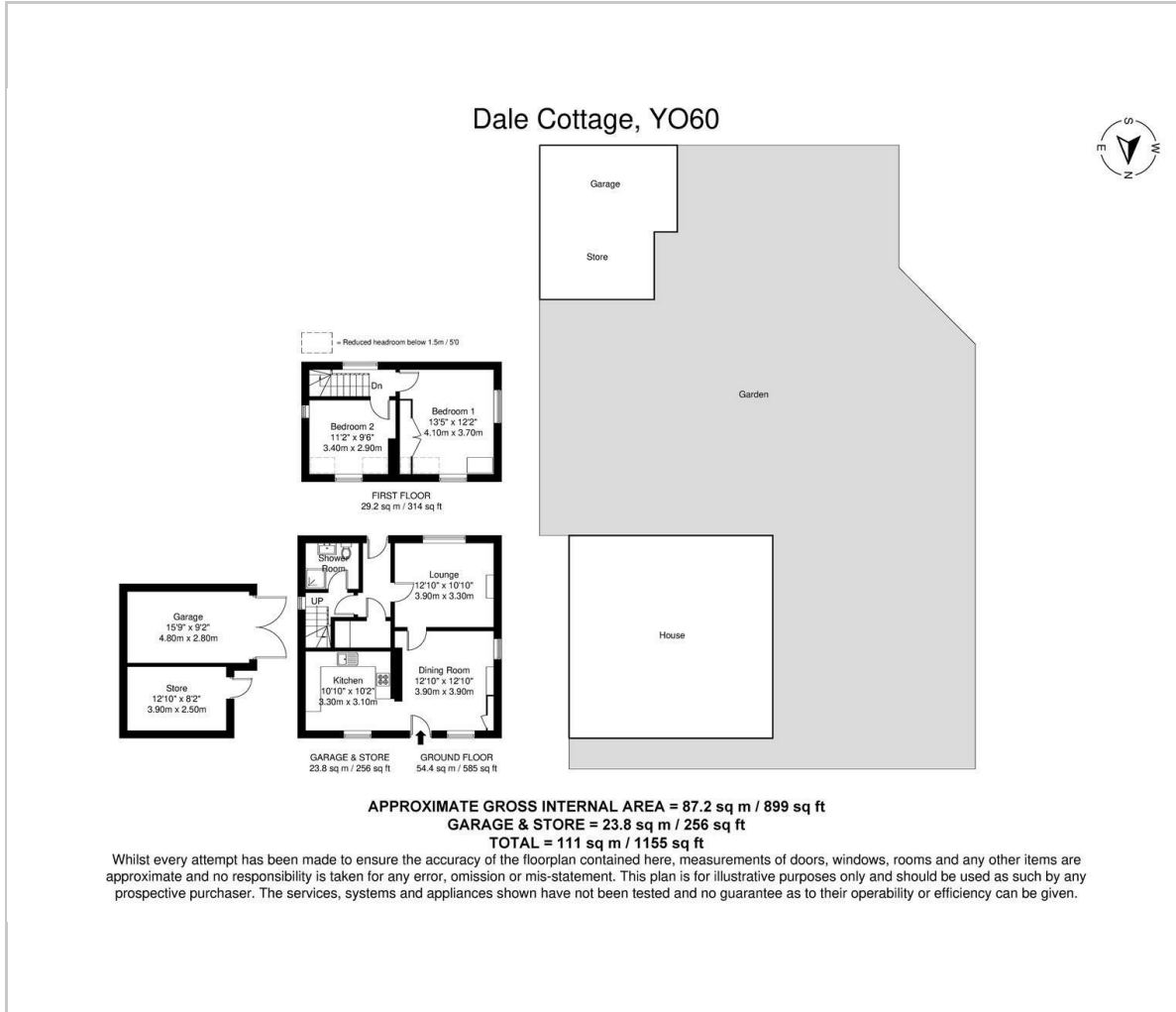
Terrington is a highly sought-after village in the Howardian Hills, an Area of Outstanding Natural Beauty. The village is well served with a doctor's surgery, local stores and a tearoom, a Grade I listed church, and an active village hall that hosts a popular pop-up pub. Residents also enjoy recreational facilities including tennis courts, pickleball and a bowling green. Despite its rural setting, Terrington supports a small but diverse local economy.

For schooling, there is a primary school, the eponymous prep school Terrington Hall, and Ampleforth College just a short distance away. The nearby market town of Malton provides a railway station with regular services to York, Leeds, Manchester and beyond. From York, London is reachable in under two hours via the mainline station.

Castle Howard, with its farm shop and garden centre, lies only four miles away, while the historic city of York is comfortably reached by car in around half an hour.



## Floor Plan



## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

