

EMSLEY  MAVOR
ESTATE AGENTS

...your home is where our heart is



Church End

Sheriff Hutton, York, YO60 6SY

Asking Price £250,000



Church End

Sheriff Hutton, York, YO60 6SY

STYLE - Beautiful Cottage in Sheriff Hutton
HIGHLIGHTS - Sympathetically Extended and Renovated in 2020, See Agents Note for Full Works Carried Out. Lovely Space, Oodles of Charm and Character. Garden and Summer House.
THREE WORDS - Idyllic. Village. Lifestyle!

BEAUTIFUL CHARCATER COTTAGE

Occupying an elevated position within the highly sought-after village of Sheriff Hutton, 1 Glebe Cottages is a truly charming chocolate-box cottage that has been lovingly renovated and extended by the current owner. Set within a generous plot with an attractive garden extending to approximately 70 feet, this delightful home seamlessly combines period charm with modern convenience.

From the moment you arrive, the picture-perfect frontage creates an irresistible first impression. Step inside and you are greeted by a wealth of character features including exposed beams, original-style built-in cupboards and a cosy multi fuel burning stove, all combining to create a home full of warmth and personality.

STEP INSIDE

The welcoming sitting room is both cosy and surprisingly spacious, centred around a charming multi fuel burning stove set beneath a substantial timber sleeper mantle. Bespoke alcove shelving and built-in cupboards provide practical storage while enhancing the cottage's character. There is ample space for comfortable seating, making this the perfect room to relax and unwind.

Flowing naturally from the sitting room is the dining area, an inviting space for entertaining family and friends. A staircase rises to the first floor, while a door provides direct access to the delightful rear garden.

The kitchen has been thoughtfully designed to maximise both style and functionality. Light-filled and contemporary, it offers an excellent range of modern units and integrated appliances, together with generous Quartz worktop space for food preparation. Fresh, bright and beautifully presented, it is perfectly suited to modern-day living.

Completing the ground floor accommodation is a useful cloakroom/WC.





UPSTAIRS

A newly fitted turning staircase leads to the first-floor landing where there are two attractive bedrooms and a beautifully appointed bathroom. The principal bedroom enjoys views over the cottage frontage, while the second bedroom overlooks the lovely rear garden.

The recently installed bathroom has a stylish contemporary feel and is fitted with a modern suite comprising bath with shower over and attractive grey tiled boards surrounds.

OUTSIDE

The gardens are a particular feature of the property and provide a wonderful outdoor retreat. Predominantly laid to lawn, they are complemented by mature flower borders and established shrubs, creating colour and interest throughout the seasons. A charming stepping-stone pathway leads to a paved terrace, ideal for al fresco dining and summer entertaining.

A superb summer house provides a versatile additional space. Whether used for relaxing with a glass of fizz on a summer evening, entertaining guests or as a hobby room, it offers a fantastic extension to the living accommodation.

THE FINAL WORD

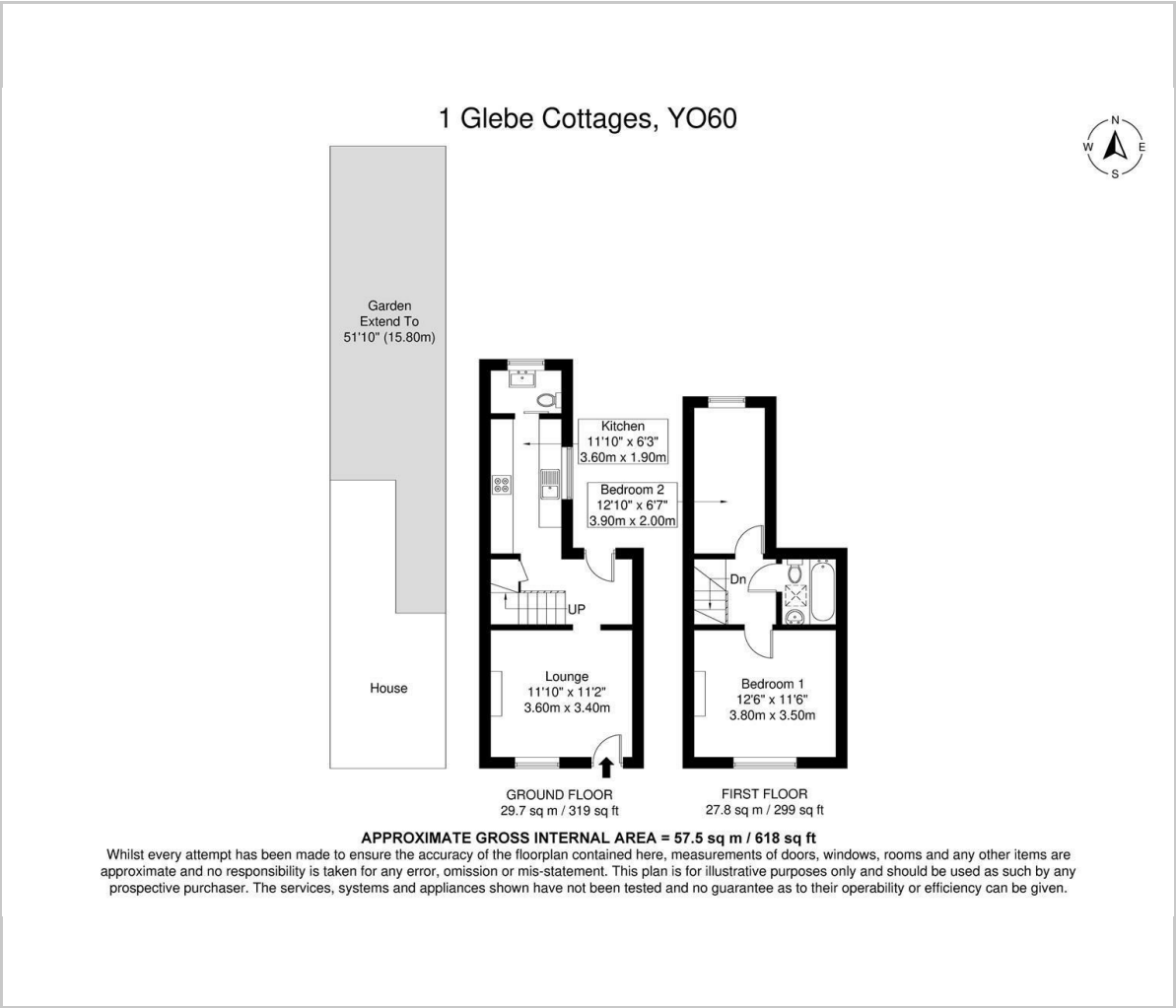
Glebe Cottage is a beautifully presented home where every detail has been carefully considered. Combining timeless character with high-quality modern finishes, it offers the rare opportunity for a fortunate purchaser to simply move in, unpack and enjoy village life from day one.

AGENTS NOTE - WORKS CARRIED OUT

Work completed 2020:
- new windows and doors , damp-proofed, re-wired, re-plumbed, extended(second bedroom), new kitchen (quartz surfaces), new bathroom, multi-fuel burner installed.



Floor Plan



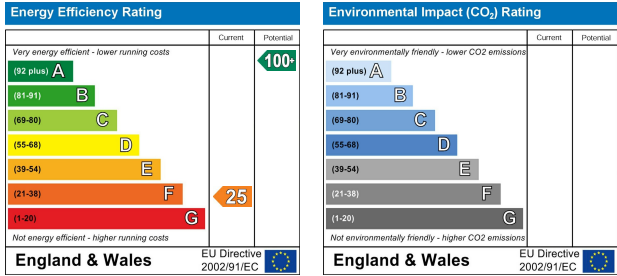
Viewing

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
Tel: 01347823579 Email: info@emsleymavor.co.uk <http://emsleymavor.co.uk>