

# WARD COTTAGE

Slingsby, York



## WARD COTTAGE

**Picture perfect period cottage with an annexe and generous garden, presented to the highest specification throughout**

*Hovingham 3 miles • Malton 6 miles • Helmsley 10 miles  
York 16 miles*

Staircase hall • 2 reception rooms • kitchen • utility room • rear hall • oak porch

Landing • 2 bedrooms • bathroom

Annexe providing guest bedroom & bathroom accommodation

Garden store • garden

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area  
1124 SQ FT / 104.4 SQ M

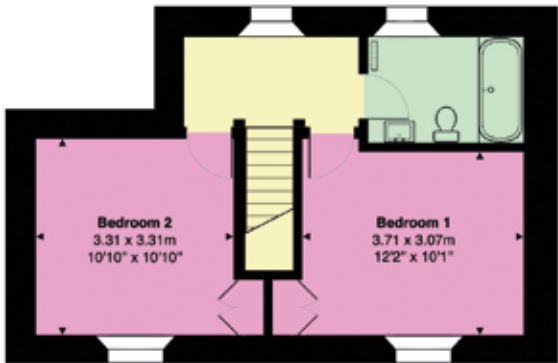
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Studio  
Gross Internal Area: 24.8 m² ... 267 ft²



Ground Floor  
Gross Internal Area: 42.9 m² ... 462 ft²



First Floor  
Gross Internal Area: 36.6 m² ... 394 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient • lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient • higher running costs		

City

Country

Coast

Ward Cottage is a charming, detached, double-fronted village house built of hammer-dressed limestone beneath a pantile roof and thought to date from the early nineteenth century. Renovated to an exceptional standard - including high-grade timber sash and sliding sash windows - the interiors are finished with a colour palette that beautifully echoes the cottage's period character.

A detached garden annexe provides a self-contained guest bedroom suite, with planning permission granted to link it to the main house. The property enjoys an idyllic position, sitting behind a broad green verge with a garden bordering open countryside. Ward Cottage is move-

in ready and offered for sale with no onward chain.

- Detached period cottage with generous garden
- Turn-key home, elegantly appointed across 2 floors
- 3 bedrooms, 2 bathrooms
- Superb guest bedroom suite in detached garden annexe
- Planning permission granted to link cottage and annexe
- Powered by renewable heating technology (air source heat pump)
- Secure off-street parking
- Private, west facing garden
- Short stroll to the popular village pub



**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** B

**Services & Systems:** Mains electricity, water and drainage. Electric central heating. Air source heat pump.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:**

North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Money Laundering**

**Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



## Annexe

A stepping-stone path leads from the rear entrance of the cottage to the detached garden annexe - a beautifully renovated conversion of the original stone outbuilding with pantile roof. It now provides an elegant, versatile bedroom/office with floor-to-ceiling west facing windows and wide-opening doors to a garden patio. The separate shower room features contemporary fittings and marble floor tiles.

Planning permission (Ref: ZE24/09957/HOUSE) has been granted to construct a glass link between the house and annexe, creating a sunroom with south-west light and forming a larger home with a ground floor bedroom and additional bathroom.

## Interior

Period character has been thoughtfully preserved, with cottage/cupboard doors with iron hinges and latches, mellow oak floorboards, exposed beams, deep window sills and fireplace recesses. The property benefits from underfloor heating throughout and is powered by an air source heat pump.

The oak porch opens to a rear entrance hall/boot room with a walk-in understairs cupboard and separate wc.

The kitchen/dining room is filled with natural light from three sides and offers space for a family-sized table and armchair. It features timber worktops, a Butler sink and integrated appliances including a double oven and induction hob.



The sitting room enjoys views up and down the village street and includes an electric stove, TV point, and a raised recessed cupboard housing the electric meter.

The central staircase rises to a small landing with window seat. Both double bedrooms have good head height, recessed cupboards with motion-sensor lighting and further storage beneath the windowsills. The bathroom is beautifully appointed, with bath and overhead shower, vanity unit and basin, and heated towel rail.

## Outside

A gravel drive provides gated vehicular access and parking for two cars.

The enclosed rear garden is generous in size, arranged on two levels with a retaining wall and stone steps to the upper area where a timber garden shed provides useful storage. Mostly laid to lawn, the garden includes raised beds planted with perennials, a multi-stem silver birch and a mature yew tree in the far corner.





## Environs

Slingsby lies on the fringe of the Howardian Hills, with Castle Howard to the south and the North York Moors to the north. Ward Cottage sits in a superb position on the west side of Railway Street towards the northern end of the village. Local amenities include a thriving pub, primary school, village hall, and a sports and recreation club with field and tennis courts.

Once part of the Castle Howard Estate, Slingsby offers rural tranquillity with excellent accessibility to nearby Hovingham with its village store, Michelin-starred restaurant and monthly artisan market. A number of North Yorkshire market towns lie within easy reach and York can be reached in half an hour. Malton railway station provides regular services to York and Scarborough.

## Directions

Towards the northern end of the village and on the west side of Railway Street. The house name is on the front elevation.

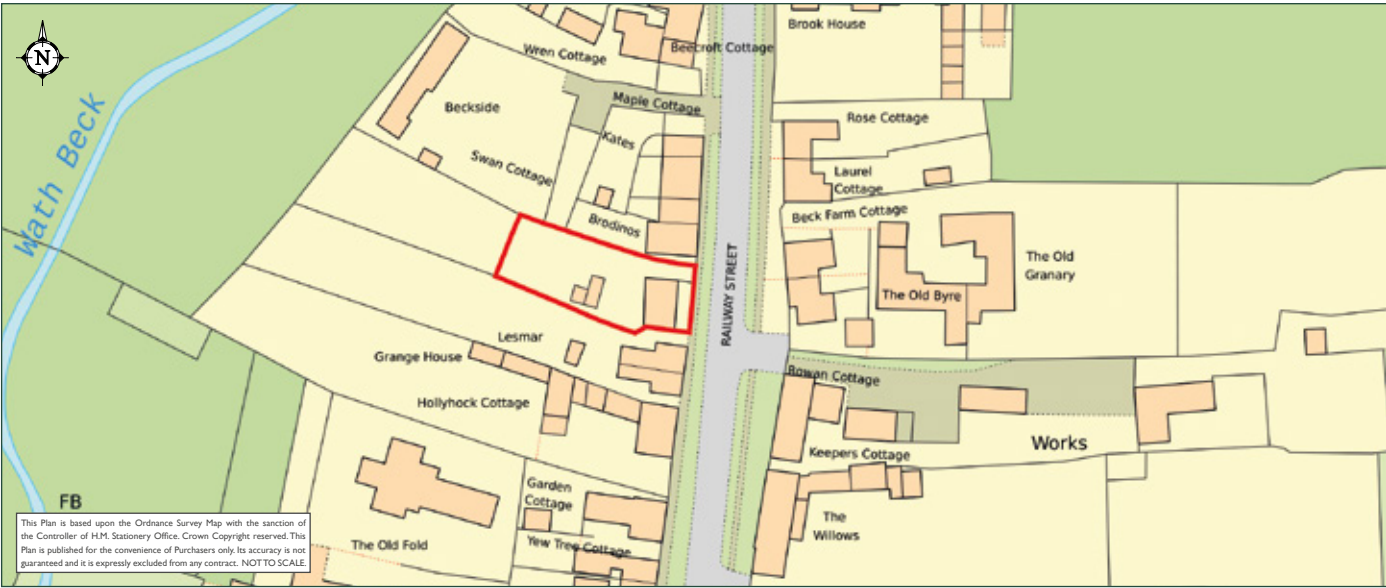
**What3words:** ///float.confusion.thinkers

## Viewing

Strictly by appointment.



ESTABLISHED 1992



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