

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		68
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		53
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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Foxton's Cottage, Potter Brompton, Scarborough, North Yorkshire, YO12 4PE Offers in excess of £380,000

Foxtons Cottage is a three bedroom cottage with large garden located in the peaceful village of Potter Brompton. Lying close to the A64 the property offers easily accessible transport links to Scarborough, Malton, York and Pickering.

In brief the property comprises; entrance hall, sitting room, dining room, ground floor shower room, kitchen, veranda, utility room, recently renovated ground floor bedroom with en-suite. To the first floor are two double bedrooms, eave storage with plumbing.

The garden is large and amounts to a little less than 0.75 acres. As well as a raised rockery area, shrub borders there is extensive lawn and many trees including, cherry, apple, pear and plum tree's and mistletoe. The property is approached via a gated drive.

Located off the A64 at the foot of the Yorkshire Wolds with the Wolds Way nearby, Potter Brompton is a quiet rural hamlet within the parish of Ganton. It is within easy reach of the coastal resorts of Scarborough and Filey, 13 miles from Malton and 30 miles from York. Within Potter Brompton there is a farm bakery and shop, whilst at Ganton, only 1/2 a mile away there is a church, pub and prestigious championship golf course.

EPC Rating F



ENTRANCE HALL
Door to front aspect, stairs to first floor landing.

RECEPTION ROOM
20'9" x 11'10" (6.35 x 3.63)
Window to front aspect with window seat, exposed beams, exposed brick, cast iron Rayburn Rembrandt fire place , TV point, telephone point, power points, Economy 7 storage heater, French doors and glass to the rear.

DINING ROOM
12'7" x 12'3" (3.84m x 3.73m)
Window to front aspect with window seat, internal door to kitchen, original quarry tile flooring, power points, customer built drinks bar and real ale pump handle under the stairs, power points, economy 7 storage heater, cast iron fireplace.

GROUND FLOOR SHOWER ROOM
Recently refurbished, velux window, pumped Mira power shower with dual head, economy 7 storage heater, heated towel rail, wash hand basin with vanity, low flush WC.

KITCHEN
13'1" x 5'6" (4.01m x 1.70m)
Window to rear aspect, tile effect flooring, range of wall and base units with square edged work surfaces, tiled splashback, space for freestanding cooker, space for fridge/freezer, power points.

UTILITY ROOM
Cupboard housing water tank, wood effect flooring, space for washing machine, space for tumble dryer, power points.

REAR VERANDA
23'5" x 6'9" (7.16m x 2.06m)
Exposed brick, plastic roof, lighting.

GROUND FLOOR BEDROOM
12'7" x 10'4" (3.86m x 3.15m)
Originally a cow shed, Velux window, economy 7 storage heater, dimming wall and spot lights, recently installed carpet, power points.

GROUND FLOOR EN-SUITE
Window to rear and side aspect and Velux, roll top bath with floor mounted tap, Mira Sport shower, dimming spotlights, extractor fan and an illuminated light bathroom mirror, wood effect flooring.

FIRST FLOOR LANDING
Double doors to fully boarded eaves storage with power and lighting

BEDROOM TWO
14'2" x 10'2" (4.32m x 3.12m)
Window to front aspect, coving and textured ceiling, fitted wardrobes, convector heater, power points.

BEDROOM THREE
14'2" x 11'3" (4.32m x 3.45m)
Window to front aspect, fitted wardrobed with loft access in, eaves storage cupboard with lighting and WC, power points, radiator.

EAVES STORAGE
12'0" x 6'0" (3.68m x 1.85m)
Plumbing and lighting

SHED
Power and lighting.

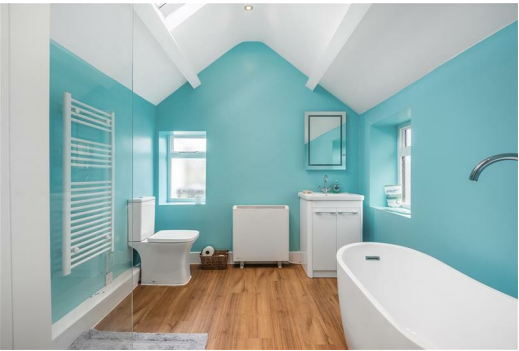
GARDEN
Estimated to be three quarters of an acre, mainly laid lawn with plant and shrub borders, patio area, outside tap, outside lights, outside double sockets, orchard area with apple, pear and plum tree's, raised bedding area, pig sty.

PARKING
Off road parking for multiple vehicles.

ADDITIONAL INFORMATION
The heating system has been recently upgraded to Elnur Gabbaron's SMART, Programmable Storage Radiators which save energy by only heating up when necessary using the ambient temperature and individual program set for each room. They are wired into the cottages Economy 7 power supply, using lower cost off-peak electricity, which is provided by a Renewable Energy Green tariff. Please note the upstairs bedrooms use Elnur Gabarron SMART Convector Heaters, all of which have a 12 year manufacturers warranty.

Where the brown earth is seen in the garden photo stood an old tin garage/workshop of over 40 years, planning could be applied for to replace the buildings. Also in the garden is a pig sty currently used to store wood and coal for the open fires but has potential to make a play house for children.

SERVICES
Electricity, telephone & broadband, septic tank, mains water and there is a supply of 'village spring water' to a large tap to the front of the property.

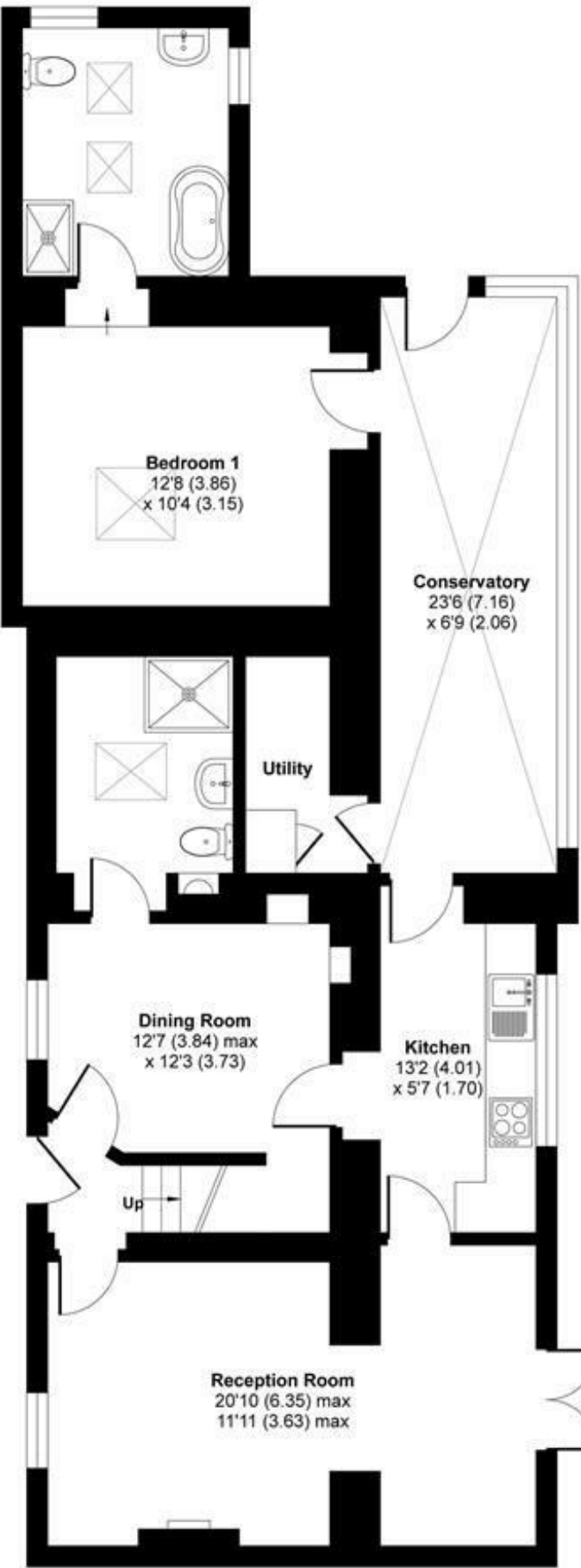


Main Street, Potter Brompton, Scarborough, YO12

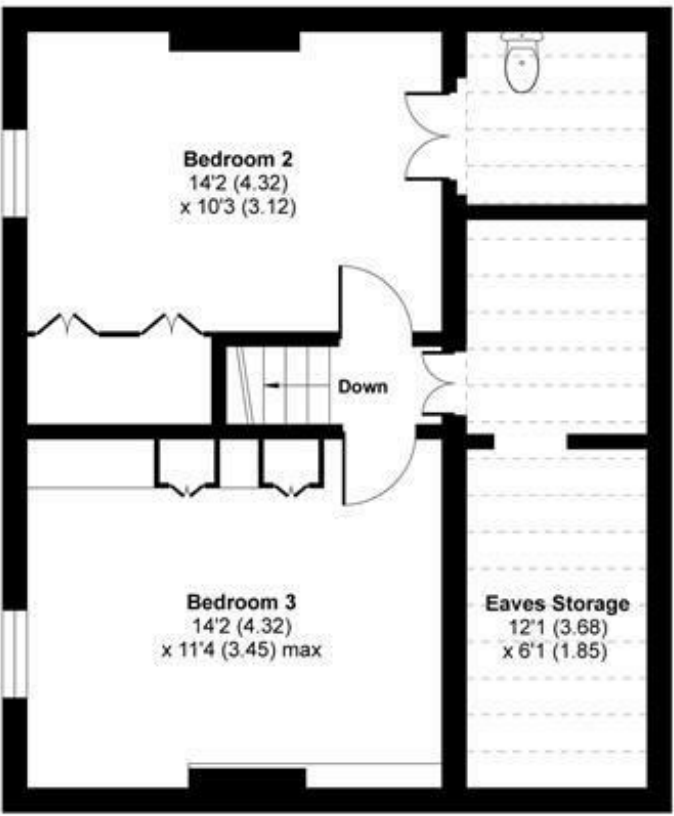
Approximate Area = 1442 sq ft / 134 sq m
Limited Use Area(s) = 181 sq ft / 17 sq m
Total = 1623 sq ft / 151 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2021. Produced for Willowgreen Estate Agents. REF: 725649

