



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		76
(92 plus) A		
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



Gingerlily Cottage, Hovingham, North Yorkshire, YO62 4NF

Guide price £250,000

We are pleased to bring to the market this enchanting holiday cottage nestled in an enclosed garden set in a beautiful part of the Yorkshire countryside. Stylishly converted to a high standard in keeping with its stunning surroundings, Gingerlily Cottage has been a successful Holiday Home for the past 11 years and will appeal to those looking to either add to their portfolio or would like to take this wonderful opportunity to invest in an established business. Enjoy an income from the moment you receive the keys with forward bookings in place. Potential for an extension, subject to planning.

This exquisite barn conversion, tucked away in the Howardian Hills, an area of Outstanding Natural Beauty. It sits between Hovingham and Brandsby and is a short drive away from Malton, the Food Capital of Yorkshire and the famous walls of York are just a few miles away. Pretty Hovingham has a village hall, the Worsley Arms Hotel, award winning shop, pub, bakery and beauty salon/ wifi cafe. Stately Castle Howard and Historic Helmsley are nearby along with many eateries.

The current vendors have created a wonderful country- style cottage with an elegant open plan living space, home to lounge, kitchen and dining area. With high beamed ceilings, traditional Yorkshire flagstone floors, hues of grey and immaculately furnished, it has a window and stable door overlooking the gardens. The lounge has a wood burning stove and there are neat electric radiators throughout. The kitchen boasts white units, polished walnut work surfaces and a porcelain sink. There is an integrated dishwasher, induction hob and an oven and microwave. The cosy bedroom with its Gilded French bed and antique furniture has a boutique-hotel feel with its en-suite shower room and polished floorboards. The generous garden is laid to lawn with large flower beds and a mini orchard. Ample parking for 2/3 cars.

Please Note: Current planning permission is for holiday lets only not for residential use.



KITCHEN/LIVING AREA

14'7 x 11'0 (4.45m x 3.35m)

DOUBLE BEDROOM

15'7 x 10'11 (4.75m x 3.33m)

SHOWER ROOM

LOG STORE/GARDEN/PARKING

SHED

7'8 x 6'2 (2.34m x 1.88m)

SERVICES

Mains water, electricity. Septic tank.

COUNCIL TAX EXEMPT

No business rates.

ENERGY PERFORMANCE RATING C

AGENTS NOTES

The accommodation hereby permitted shall only be used for holiday cottage to the same person/ groups of persons or families for a period/ periods not exceeding a total of 28 days in any one calendar year. The accommodation shall not be used as the main residence of any occupant.



TOTAL APPROX. FLOOR AREA 374 SQ.FT. (34.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018