

RED HOUSE DUGGLEBY



An attractive, three bedroom detached cottage dating from the late 1800s, tucked away in a quiet location within a rural village & standing in beautiful gardens of approximately 0.17 acres.

Entrance hall, living room, dining room, kitchen, utility room,
first floor landing, three bedrooms & house bathroom.

Partial double glazing. Solid fuel central heating.

Large, well-stocked gardens & potential to create off-street parking
Located on the edge of the Yorkshire Wolds & only 7 miles from Malton.

GUIDE PRICE £300,000

This pretty, detached cottage is tucked away in a quiet position and is set within especially attractive gardens. Red House is believed to date from the late 1800s and originally formed part of the Birdsall Estate, when it served as the blacksmith's shop.

The property has been immaculately maintained by the current owners, who have lived there since 1965. The accommodation is arranged over two floors and briefly comprises entrance hall, living room, dining room, kitchen, utility room, first floor landing, three bedrooms and a house bathroom. Subject to planning consent, there is good potential to extend the house, and there is obvious scope to incorporate an external store into further accommodation. A number of the windows are double glazed and central heating is provided by a back boiler on a stove in the dining room.

The gardens at Red House are delightful and have been meticulously maintained over many years. The total site area amounts to approximately 0.17 acres and features lawn, rose beds, shrub borders and vegetable patch. A timber summer house, garden shed and greenhouse are included in the sale. The current owners tend to park on the lane in front of the property, but there is potential to create a driveway within the garden if required, and the base of a former garage adjoins the eastern side of the cottage.

Duggleby is a quiet, rural village set amidst the rolling countryside of the Yorkshire Wolds. Excellent local facilities are available in the nearby market town of Malton, some 7 ½ miles north-west, including railway station with regular services to York, from where London can be reached in less than 2 hours. Driffield, Scarborough and the city of York are all easily accessible, and the neighbouring estate village of Sledmere with its stately home, benefits from a popular pub and farm shop.

ACCOMMODATION

Front Door leading into:

ENTRANCE HALL

Staircase to the first floor. Coving.

LIVING ROOM

4.3m x 3.6m (14'1" x 11'10")

Open fire with stone surround, stone hearth and timber mantel. Coving. Two wall light points. Television point. Casement window to the front. Radiator.



DINING ROOM

4.3m x 4.1m (14'1" x 13'5")

Cast iron multi-fuel stove with back boiler, set within a brick surround and tiled hearth. Coving. Television point. Understairs cupboard. Casement window to the front and glazed door to the side. Radiator.



KITCHEN

4.0m x 2.6m (13'1" x 8'6")

Range of kitchen cabinets incorporating a stainless steel, double drainer sink unit. Four ring ceramic hob with extractor hood over. Electric double oven. Beamed ceiling. Stable door to the rear. Casement windows to the side and rear. Radiator.



UTILITY ROOM

2.7m x 2.6m (8'10" x 8'6")

Range of kitchen cabinets. Cupboard housing the electric meter and consumer unit. Sash window to the side. Radiator.



FIRST FLOOR

LANDING

Coving. Access to loft storage. Radiator.

BEDROOM ONE

4.4m x 4.1m (14'5" x 13'5")

Range of fitted wardrobes. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement windows to the front and side. Radiator. Walk-in wardrobe or small study area (1.5m x 1.0m)



BEDROOM TWO

4.4m x 3.6m (14'5" x 11'10")

Casement windows to the front and side. Radiator.



BEDROOM THREE

2.6m x 2.4m (8'6" x 7'10")

Fitted wardrobe. Casement window to the side. Radiator.



HOUSE BATHROOM

2.2m x 1.7m (7'3" x 5'7")

White suite comprising: bath with shower over, wash basin in vanity unit and low flush WC. Tiled floor. Extractor fan. Casement window to the rear. Radiator.



OUTSIDE

The overall site area amounts to approximately 0.17 acres and the majority of the garden lies to the side and rear of the cottage enjoying a very pleasant south and westerly aspect. The gardens are very attractive and offer a high degree of privacy, featuring lawn shrub borders, rose beds, vegetable patch and stone paved patio area. The timber garden shed (3.0m x 2.1m), summer house (2.4m x 1.9m) and greenhouse are all included in the sale. A covered veranda extends across the back of the cottage and gives access to a useful fuel store measuring 1.7m x 1.7m.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Solid fuel central heating.

Council Tax: Band: C (Ryedale District Council).

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Post Code: YO17 8BN.

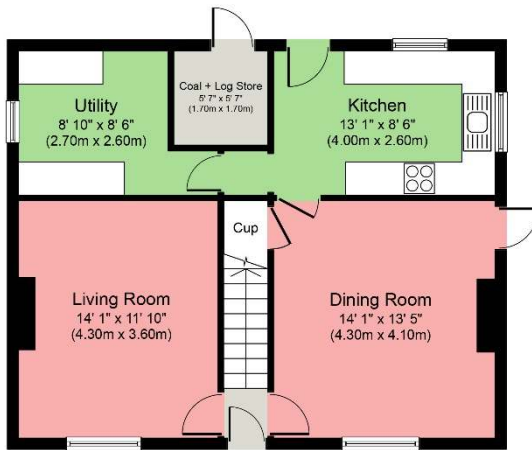
EPC Rating: F30.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

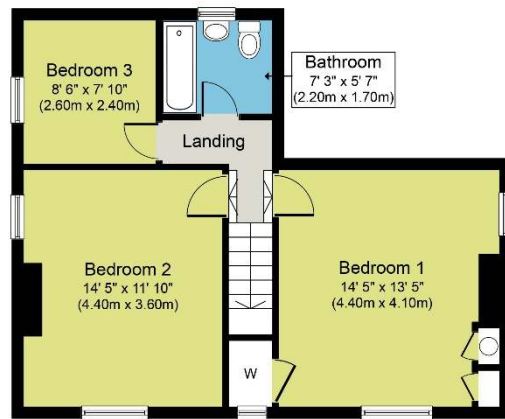




All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
646 sq. ft.
(60.0 sq. m.)



First Floor
Approximate Floor Area
527 sq. ft.
(49.0 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Copyright V360 Ltd 2021 | www.houseviz.com

C010 Printed by Ravensworth 01670 713330