

24 MAIN STREET BISHOP WILTON



A detached three-bedroom cottage set within a large plot, together with an extensive range of outbuildings, ample parking and garden annexe, in a picturesque Wolds village.

Breakfast room, sitting room, dining room, kitchen, utility room, back porch, first floor landing, three double bedrooms, shower room & separate WC.

uPvc double-glazing. Oil-fired central heating.

Over 1,700sq.ft of outbuildings including garaging & workshops.

Ample parking, good-sized gardens & garden annexe.

GUIDE PRICE £575,000

24 Main Street is a traditional, double fronted detached cottage set in a large plot with an extensive range of outbuildings in a scenic and sought-after village. Extended to the rear a number of years ago, the property enjoys a lovely, streamside setting.

The accommodation is laid out over two floors and benefits from uPvc double-glazing, oil-fired central heating and briefly comprises breakfast room, sitting room, dining room, rear hall, kitchen, utility room and back porch. Upstairs, three double bedrooms, a shower room and separate WC, lead off a split-level landing.

The overall site area extends to approximately one third of an acre, and stretches all the way back to South Lane, onto which there is gated access. The gardens are large, and include an orchard, extensive lawn, and a variety of shrubs. A garden annexe, built more than 30 years ago, has two rooms and a kitchenette, making it ideal for outdoor entertaining, but also holds potential as guest accommodation or granny annexe, subject to all necessary consents.

Double gates open onto a tarmac driveway and parking area, which wraps around an extensive range of useful outbuildings totalling over 1,700sq.ft and includes two garages, two workshops, an office, garden store and a laundry room.

Bishop Wilton is a picturesque village set within the Yorkshire Wolds, located approximately 4 miles north of Pocklington. The village has a real sense of community and benefits from a good pub, primary school, parish church, shop and café and is known for its annual country show every July. A shallow stream passes through the centre of Bishop Wilton, flanked by wide, open verges, creating a very pretty setting. Number 24 is positioned towards the western end of Main Street and can be identified by our 'For Sale' board.

The nearby market town of Pocklington offers an excellent range of day-to-day amenities, and the village is less than a mile from the A166, providing easy access to York and the A64 trunk road, for travelling further afield.

ACCOMMODATION

BREAKFAST ROOM

5.2m x 3.7m (max) (17'1" x 12'2")

Staircase to the first floor. Exposed beams. Casement window to the front. Radiator.



SITTING ROOM

5.2m x 3.5m (max) (17'1" x 11'6")

Cast iron multi-fuel stove with stone surround, hearth and timber mantel. Coving. Television point. Casement window to the front. Two radiators.



DINING ROOM

4.0m x 3.2m (13'1" x 10'6")

Casement window to the rear. Radiator.



REAR HALL

Casement window to the rear. Tiled floor.

KITCHEN

4.0m x 3.6m (max) (13'1" x 11'10")

Range of kitchen units incorporating a two-oven oil-fired Rayburn, which also provides central heating and domestic hot water. Four ring ceramic hob with extractor hood above. Stainless steel, double drainer sink unit. Exposed beams. Telephone point. Casement windows to the side and rear.



UTILITY ROOM

2.3m x 1.4m (7'7" x 4'7")

Range of kitchen units. Coat hooks.

BACK PORCH

3.9m x 1.9m (12'10" x 6'3")

Stone floor. Windows to the side and rear.

CLOAKROOM

1.9m x 0.9m (6'3" x 2'11")

Low flush WC and wash basin. Tiled floor. Half-tiled walls. Casement window to the side.

FIRST FLOOR

SPLIT-LEVEL LANDING

Casement window to the front. Loft hatch. Access to eaves storage space.

BEDROOM ONE

3.7m x 3.5m (12'2" x 11'6")

Range of fitted wardrobes. Casement window to the front. Radiator.



BEDROOM TWO

3.6m x 3.5m (11'10" x 11'6")

Casement window to the front. Radiator.



SHOWER ROOM

3.5m x 1.7m (11'6" x 5'7")

Double shower cubicle and wash basin. Extractor fan. Electric shaver point. Velux roof light. Heated towel rail.

SEPARATE WC

1.4m x 0.9m (4'7" x 2'11")

Low flush WC. Velux roof light.

BEDROOM THREE

4.5m x 2.8m (14'9" x 9'2")

Casement windows to the side and rear. Two radiators.



OUTSIDE

The overall plot amounts to approximately one third of an acre. The main driveway and point of access is from Main Street, however there is a further timber gate at the far end of the garden onto South Lane. There is ample room for parking, along with lawned gardens, orchard and the outbuildings outlined below.



GARDEN ANNEXE

Constructed of brick under a pantile roof, with electric and water connected.



ROOM ONE

3.6m x 3.0m (11'10" x 9'10")

Loft hatch. Casement windows to the front and side.

ROOM TWO

3.6m x 2.9m (11'10" x 9'6")

Casement window to the side and glazed door to the front.



KITCHENETTE

2.5m x 2.4m (8'2" x 7'10")

Four ring ceramic hob and stainless steel sink unit. Tiled floor. Casement window to the side and door to the front.

OUTBUILDINGS

To the rear of the cottage is a range of brick built interlinked outbuildings, providing useful storage and with further potential. Additionally, there is a timber frame storage barn beyond. All have concrete floors and power and light laid on.



GARAGE ONE

3.9m x 3.4m (12'10" x 11'2")

With access to a store cupboard measuring 1.7m x 1.6 (5'7" x 5'3")

LOG STORE

1.6m x 1.5m (5'3" x 4'11")

GARAGE TWO

4.6m x 3.7m (15'1" x 12'2")

WORKSHOP

4.6m x 4.1m (max) (15'1" x 13'5")

OFFICE

2.7m x 2.1m (8'10" x 6'11")

LAUNDRY ROOM

4.6m x 2.8m (15'1" x 9'2")

GARDEN STORE

4.6m x 2.7m (15'1" x 8'10")

WORKSHOP

6.7m x 4.2m (min) (22'0" x 13'9")

GENERAL STORE

9.6m x 5.4m (31'6" x 17'9")

GENERAL INFORMATION

Services: Mains water, electricity, and drainage.
Oil-fired central heating.

Council Tax: Band: C (East Riding of Yorkshire Council).

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

Post Code: YO42 1RU.

EPC Rating: Current: F29. Potential: C80.

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.

