

1 NEW ROW FIMBER



A unique opportunity to complete the renovation and extension of a traditional cottage into a striking contemporary home with a large garden and up to five bedrooms, in a pretty Yorkshire Wolds village.

On completion of the proposed works the property would comprise:
entrance hall, dining kitchen, two ground floor double bedrooms (one en-suite),
study/bedroom five, shower room,
first floor lounge with roof terrace, two further double bedrooms & house bathroom.

GUIDE PRICE £250,000

For those looking for a project or renovation, the sale of 1 New Row presents a unique opportunity to purchase a substantially extended cottage in a pretty Yorkshire Wolds village, within easy reach of Malton, Driffield and York.

Within the last 3 years a large two-storey extension has been added to the side of the property, which requires finishing. The outer structure is largely complete, aside from applying a coat of render to the exterior blockwork. New windows and doors are in situ, and the dining kitchen and two of the 'bedrooms' open onto the garden, although there is still a good level of flexibility to the final interior layout. Building control have made all necessary staged inspections to date, and the house is now watertight, and at a stage where it can be fitted out to a purchaser's preferred specification.

On completion of the proposed plan, the accommodation would amount to approximately 1,400sq.ft (excluding a 4.5m x 4.5m roof terrace), comprising entrance hall, kitchen/dining room, shower room, two double bedrooms (one with en-suite) and a study or single bedroom. The first floor layout provides a lounge overlooking the rear garden and with access onto the roof terrace, two further double bedrooms and a house bathroom.

Externally there is a good-sized garden to the rear, which is mostly laid to lawn and there is the opportunity to create an off-street parking space at the rear.

Fimber is a small, rural village set within the rolling countryside of the Yorkshire Wolds. The main portion of the village is set around a broad village green with a pond, known as The Mere. It close to the estate village of Sledmere, and good local facilities can be found in Driffield (9 miles), Malton (12 miles) and York (20 miles).

EXISTING ACCOMMODATION

The current owner occupies the original portion of the cottage, which accommodates a basic kitchen space, living room, bedroom, bathroom, and store. This would allow a purchaser the opportunity to live on site whilst they complete the project, if need be.

PROPOSED ACCOMMODATION

The approved plans allow for a contemporary layout and finish, with first floor lounge taking advantage of the views over the garden and the countryside beyond, and bedroom accommodation to both the ground and first floors. In brief this will comprise the below:

GROUND FLOOR

ENTRANCE HALL

With staircase to the first floor.

SHOWER ROOM

DINING KITCHEN

With French doors onto the rear garden.

BEDROOM ONE

With French doors onto the rear garden.

EN-SUITE SHOWER ROOM

BEDROOM TWO

With French doors onto the rear garden.

STUDY / BEDROOM FIVE

FIRST FLOOR

LOUNGE

With access onto a large roof terrace.

BEDROOM THREE

BEDROOM FOUR

HOUSE BATHROOM

GENERAL INFORMATION

Services:	Mains water and electricity. Private drainage to a shared septic tank.
Council Tax:	Band: B (East Riding of Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO25 9LX.
Architect Plans:	Are available for inspection upon request (reduced copies are shown on Page 4).
Photos:	Further images are available online.
Viewing:	Strictly by 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.



