

Foxton's Cottage, Potter Brompton, Scarborough, North Yorkshire, YO12 4PE Offers in excess of £399,950

Foxton's 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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	31
(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	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	53
(39-54) E	
(21-38) F	36
(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 916 600 | 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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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 property is powered by Economy 7 electricity, and benefits from recently installed Elnur Gabarron HHR Smart night storage heaters downstairs with Elnur Gabarron Smart convector heaters to the upstairs bedrooms. 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

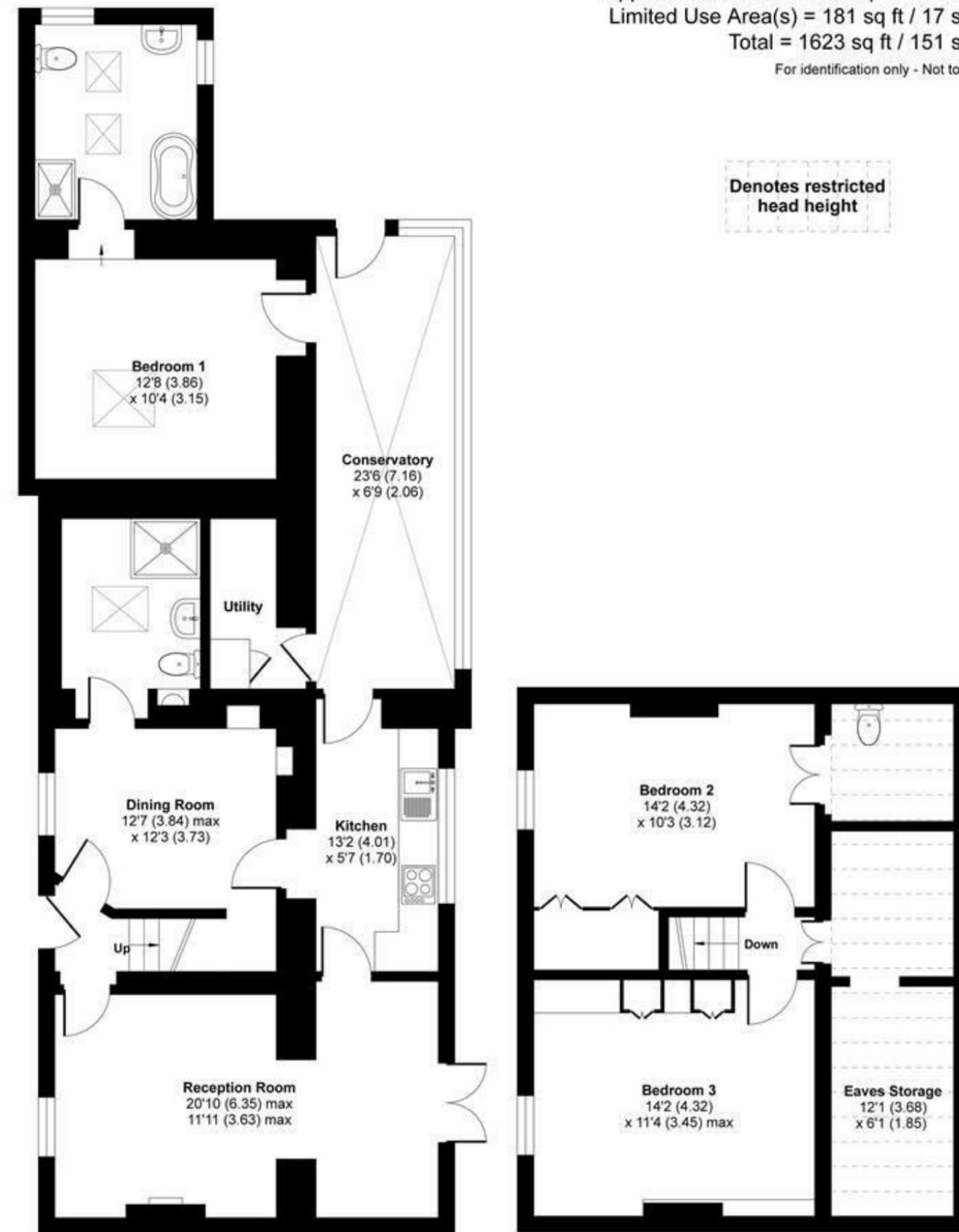
Approximate Area = 1442 sq ft / 134 sq m

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2021. Produced for Willowgreen Estate Agents. REF: 725649

