



**HONEYSUCKLE COTTAGE
HUTTON BUSCEL, NORTH YORKSHIRE**

Cundalls



HONEYSUCKLE COTTAGE

90 MAIN STREET, HUTTON BUSCEL
NORTH YORKSHIRE
YO13 9LN

Scarborough 6 miles Malton 18 miles, York 34 miles, Leeds 58 miles (all distances are approximate)

A deceptively spacious and beautifully appointed character cottage, set within landscaped garden and grounds, together with garage.

Located within this popular National Park village.

- Fully renovated and extended accommodation finished to an exceptionally high specification throughout; over 1,300 square feet of accommodation in total.
- **Accommodation:** Entrance Hall – Sitting Room – Breakfast Kitchen – Garden Dining Room – Inner Hall – Studio with kitchen, shower room and mezzanine bedroom - Two further double bedrooms – House bathroom
- **Gardens & Grounds:** A superbly landscaped cottage garden to the rear and an additional courtyard garden set in the heart of the cottage.
- **Garage:** Detached, single garage.

GUIDE PRICE £395,000
FOR SALE BY PRIVATE TREATY

DESCRIPTION

A delightful character cottage which provides beautifully presented accommodation, imaginatively redesigned to create a versatile and deceptively spacious home. Honeysuckle Cottage is aptly named, a quintessential stone cottage with honeysuckle trained around the door. The property has been meticulously cared for with high specification fittings throughout including a stylish Sterling & Jones bespoke kitchen, Fired Earth flooring, hand crafted joinery with double glazed windows throughout and beautiful presentation. The cottage retains a huge amount of character with a more modern twist. What was once a range of traditional outbuildings has been renovated to create a sizable studio, with kitchen, shower room and mezzanine bedroom. The studio is linked to the house via an oak and glass walkthrough, which looks out onto a sheltered inner courtyard and floods the cottage with light.

In total the cottage provides 1,354 square feet of accommodation which comprises briefly; front facing sitting room with wood burning stove, breakfast kitchen with bespoke kitchen units and AGA cooker, rear facing garden dining room with doors which open out onto the courtyard garden and studio to the rear. The studio area alone provides over 400 square feet of accommodation over two floors, with kitchen, living area, shower room and occasional bedroom on the mezzanine floor and with French windows which open out onto the garden at the rear. There are two further double bedrooms and main bathroom to the main body of the cottage.

Outside the cottage has the most glorious partly walled garden; borders filled with a wide variety of bulbs, flowers, well established shrubs and ornamental trees. There is off-street parking within the single garage.

Hutton Buscel is a sought after and especially sociable village located approximately 11 miles east of Pickering and 5 miles west of Scarborough. A comprehensive range of local services are available in the nearby villages of East and West Ayton, including a doctors surgery, pharmacy, post office, petrol filling station with supermarket, library, several public houses and a primary school. A regular bus service passes through the village from Scarborough to Helmsley. More comprehensive facilities can be found in Scarborough, with a train station at Seamer only 4 miles distant which provides a regular service to York where mainline connections to the rest of the UK can be found. The village is set well off the A170, in an elevated position and is well sited for easy access over to Scarborough, or onto the A64.

ACCOMMODATION

ENTRANCE HALL

1.20 m (3'9") front x 1.00 m (3'2")

Timber panelled front door with inset leaded window light. Stairs to the first floor. Terracotta tiled floor. Wall light. Electric fuses and the meters concealed within an overhead cupboard.

SITTING ROOM

4.70 m (15'5") x 3.41 m (11'2")

Casement window to the front with fitted window seat. Woodburning stove set within a recess with dressed stone mantel and tiled hearth. Beamed ceiling. Terracotta tiled floor. Understairs fitted cupboard. Television point. Radiator concealed within a cover. Fitted shelving. Wall lights.





BREAKFAST KITCHEN

4.78 m (15'8") x 2.70 m (8'1")

Sterling and Jones antique pine kitchen with inset tiled worktops and incorporating Belfast sink. Cream AGA range (gas fired). Integrated fridge. Bespoke dresser with glass fronted display cabinets. Integrated freezer. Washing machine point. Radiator. Recessed lights and beams. Terracotta tiled floor. Pair of windows to the rear.



GARDEN DINING ROOM

3.35 m (11'0") x 3.00 m (9'10")

Pitched ceiling with conservation roof lights. Oak and glass construction. Exposed stonework. French windows opening onto the courtyard garden. Terracotta tiled floor.



INNER HALL

7.35 m (24'11") x 2.88 m (9'4") max

Terracotta tiled floor. Stable door out to the side. Door out onto the courtyard garden. Roof light. Oak and glass construction.



STUDIO

7.00 m (23'0") x 4.16 m (13'8")

Range of joiner fitted base units with butcher block worktops incorporating Belfast sink. Integrated Bosch double electric oven and four ring hob. Integrated fridge. Recessed ceiling lights. Oak wide floorboards. Part vaulted ceiling with a fully glazed gable end with French windows opening out onto the garden. Wood burning stove. Pair of casement window to the side. Reclaimed oak beams. Steps up to the Mezzanine.

SHOWER ROOM

1.70 (5'6") x 1.46 m (4'8")

Corner shower cubicle with Mira shower over. Low flush WC. Pedestal wash hand basin. Extractor fan. Recessed ceiling light. Casement window to the front.

MEZZANINE/BEDROOM THREE

4.12 m (13'6") x 1.60 m (5'3")

Glass and timber balustrade. Painted floorboards. Conservation roof light. Eaves storage cupboard. Wall light.





FIRST FLOOR

LANDING

2.00 m (6'6") x 1.25 m (4'10")

Part vaulted ceiling with exposed beam and velux roof light.

BEDROOM ONE

3.56 m (11'6") x 3.46 m (11'2")

Part vaulted ceiling with exposed beams. Fireplace housing a period basket grate. Casement window to the front. Wall light points. Joiner built range of fitted storage with storage above. Loft inspection hatch. Radiator.



BEDROOM TWO

4.38 m (14'4") x 2.77 m (9'1")

Casement window to the side. Velux roof light. Radiator. Fitted cupboard. Storage cupboard housing Ideal gas fired central heating boiler (2020).

BATHROOM

2.20 m (7'2") x 1.58 m (5'2")

Panelled bath with hand held shower attachment and tiled surround. Wash hand basin set within a vanity unit. Low flush WC. Part vaulted ceiling with exposed beam and velux roof light. Radiator.





OUTSIDE

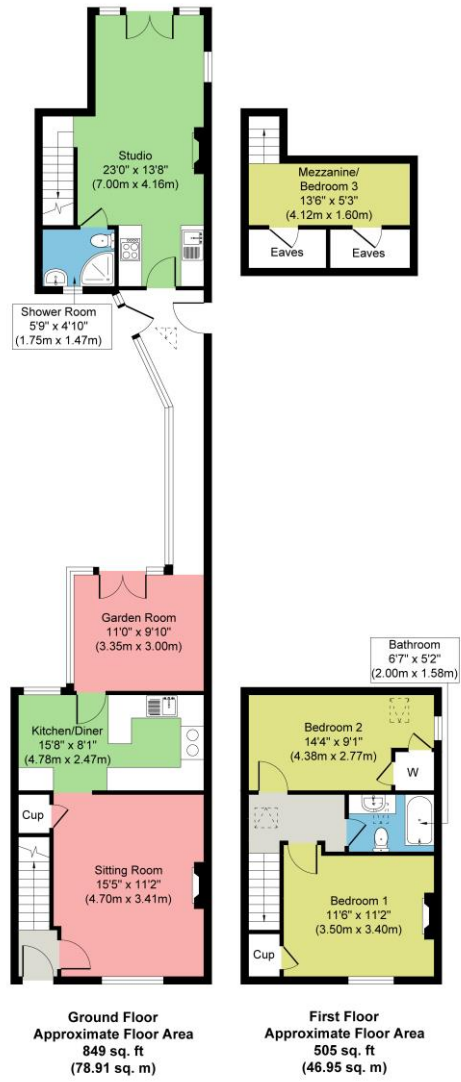
At the heart of the cottage sits a sheltered and very private courtyard garden which provides a wonderful outdoor entertaining area which can be accessed from both the garden dining room and the inner hallway.



To the rear is a wonderfully mature cottage garden, part walled and surrounded by a combination of native, English yew and Portuguese laurel hedging, creating a sheltered and private space. The garden has been carefully arranged with wide, well stocked borders, intersected by a number of gravelled pathways which lead through the garden creating numerous seating areas; each with their own point of interest whether it is well served with sunshine at a certain point of the day or as spot from which an especially pretty aspect can be seen. The borders have been thoughtfully arranged with a combination of plantings which combine scent; with roses, lavender and rosemary borders and philadelphus, sitting alongside a number of fine specimen trees such as a weeping Mulberry and a crimson tinged Corylus. Spring bulbs provide colour as do a variety of mature shrubs such as Camellia and Hydrangea.

GARAGE – Single garage with up and over door to the front and personnel door to the side.





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.
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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There is a full vehicular and pedestrian right for Honeysuckle Cottage over the neighboring driveway leading to the single garage and into the rear garden of the Cottage. There are no rights of way over Honeysuckle Cottage.

BOUNDARIES

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.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for Honeysuckle Cottage and is available for inspection at the agents Pickering, Malton or Helmsley Offices. The EPC score is D/65

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains gas, electric, water & drainage.
Planning: North York Moors National Park
Council Tax: Band C
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO13 9LN

Details prepared November 2022. The brochure contains a couple of Summer 2022 garden shots.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



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