

CHALK COTTAGE POTTER BROMPTON



A beautifully updated detached cottage set in extensive gardens of over half an acre, offering spacious four bedroom accommodation of around 2,100ft² in a peaceful, yet conveniently located village.

Porch, entrance hall, guest cloakroom, sitting room, study/play room, garden room, dining kitchen, pantry/utility, boiler room, shower room, first floor landing, four good-sized bedrooms & house bathroom.

Oil-fired central heating. Double-glazing.

Ample parking, double garage & large gardens with views across open countryside.

GUIDE PRICE £625,000

Chalk Cottage is a particularly attractive detached cottage, constructed of stone, beneath a clay pantile roof and is set within extensive grounds of over half an acre. The property has a huge amount of character and benefits from surprisingly spacious and well-proportioned rooms, especially in view of its age. Understood to have started life as a row of three cottages, within the last few years, the property has been significantly upgraded with a tasteful scheme of interior decoration, new central heating boiler, a re-fitted house bathroom and a stylishly updated dining kitchen with beautiful cabinetry by Hovingham Interiors.

The accommodation amounts to approximately 2,100ft² and briefly comprises porch, entrance hall, guest cloakroom, 23ft triple aspect sitting room with log burner, study/play room, garden room, 23ft dining kitchen, pantry/utility, boiler room and ground floor shower room. Upstairs there are four good-size bedrooms and new house bathroom. Given the space around the property there is endless scope to extend, if required. There is oil-fired central heating throughout, and double-glazed Yorkshire sliding sash windows contribute to the intrinsic charm and character of the cottage.

Enjoying a good level of privacy from the village street, the property is approached via electric wrought iron gates to a gravelled driveway which wraps around the cottage and leads to a double garage. The total plot amounts to approximately 0.6 acres to include extensive gardens, which are mostly laid to lawn and adjoin open countryside.

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 $\frac{1}{2}$ a mile away there is a church, pub and prestigious championship golf course. Potter Brompton was listed in The Doomsday Book when it was known as Brunetona. After 1630 the village became part of the Ganton Estate and shortly after the Potter Brompton Manor House was demolished.



ACCOMMODATION

FRONT PORCH

1.8m x 1.1m (5'11" x 3'7")

Glazed inner door to:

ENTRANCE HALL

Staircase to the first floor. Understairs cupboard. Stripped floorboards. Coat hooks. Fitted storage cupboard. Radiator.

GUEST CLOAKROOM

1.7m x 1.1m (5'7" x 3'7")

Low flush WC. Extractor fan. Stripped floorboards. Casement window to the front.

SITTING ROOM

7.0m x 4.2m (max) (23'0" x 13'9")

Cast iron log burning stove set on a York stone hearth, within a huge, exposed chimney breast with timber mantel. Parquet floor. Exposed beams. Television point. Yorkshire sliding sash windows to the front, side, and rear. Two radiators.





STUDY / PLAY ROOM

4.2m x 2.4m (13'9" x 7'10")

Stripped floorboards. Television and telephone points. Two Yorkshire sliding sash windows to the rear. Radiator.



GARDEN ROOM

3.1m x 2.6m (10'2" x 8'6")

Wall light point. French doors opening onto the rear garden and casement windows to three sides. Radiator.



DINING KITCHEN

7.0m x 4.2m (max) (23'0" x 13'9")

Recently overhauled, with range of kitchen cabinets by Hovingham Interiors with solid oak work surfaces incorporating a Belfast sink. Electric range cooker with extractor hood above. Integrated fridge freezer and dishwasher. Island unit. Stripped floorboards. Recessed spotlights. Yorkshire sliding sash windows to the front, side, and rear. Radiator.





PANTRY / UTILITY

2.4m x 1.1m (7'10" x 3'7")

Automatic washing machine point. Fitted shelving. Consumer unit. Stripped floorboards. Sash window to the side.

REAR LOBBY

Stable door to the rear. Tiled floor. Coat hooks.

BOILER ROOM

2.1m x 1.2m (6'11" x 3'11")

Grant oil-fired central heating boiler. Tiled floor. Sash window to the side.

SHOWER ROOM

2.6m x 2.0m (max) (8'6" x 6'7")

White suite comprising double shower cubicle and wash basin. Stripped floorboards. Extractor fan. Recessed spotlights. Yorkshire sliding sash window to the front. Radiator.



FIRST FLOOR

LANDING

Yorkshire sliding sash window to the front. Loft hatch. Radiator.

BEDROOM ONE

7.1m x 4.1m (max) (23'4" x 13'5")

Stripped floorboards. Yorkshire sliding sash windows to the side and rear. Radiator.



BEDROOM TWO

4.2m x 3.8m (max) (13'9" x 12'6")

Yorkshire sliding sash window to the rear. Radiator.



BEDROOM THREE

4.1m x 3.2m (13'5" x 10'6")

Yorkshire sliding sash window to the side. Radiator.



BEDROOM FOUR

4.3m x 2.4m (14'1" x 7'10")

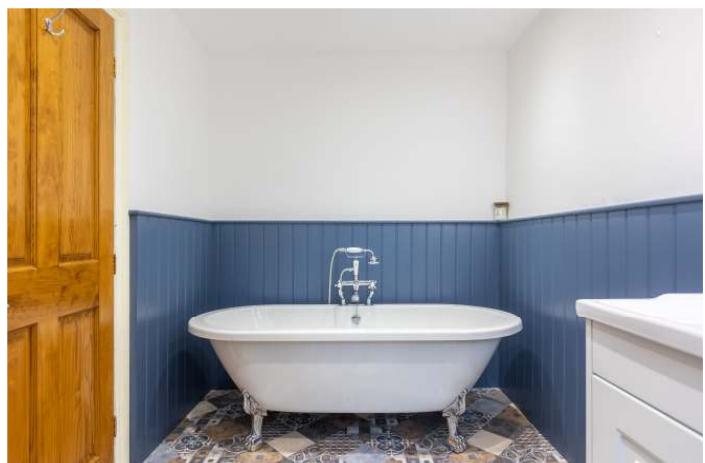
Yorkshire sliding sash window to the rear. Radiator.



HOUSE BATHROOM

3.3m x 2.1m (10'10" x 6'11")

Recently updated with a white suite comprising free-standing roll top bath, wash basin in vanity unit and low flush WC. Half-panelled walls. Recessed spotlights. Yorkshire sliding sash window to the front. Heritage style radiator/towel rail.



OUTSIDE

Sitting in a superb plot of approximately 0.6 acres, Chalk Cottage benefits from an abundance of gravelled parking, as well as extensive lawned gardens, interspersed with mature shrubs, and adjoins open countryside.



DOUBLE GARAGE

6.3m x 6.1m (20'8" x 20'0")

Concrete floor. Electric power and light. Twin doors to the rear. Personnel door to the side.



GENERAL INFORMATION

Services: Mains water and electricity.

Septic tank drainage.

Oil-fired central heating.

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

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

EPC Rating: E50.

Post Code: YO12 4PE.

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 reconnection. 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.

