

HOLLY COTTAGE FOXHOLES



An immaculately presented, modern village house offering surprisingly spacious & versatile accommodation with three/four bedrooms, gardens, ample parking, garage, workshop & two loose boxes.

Entrance vestibule, hall, guest cloakroom, sitting room, dining kitchen, boot room, utility room, bedroom four/study, shower room, first floor landing, three bedrooms & house bathroom.

Upvc double-glazing. Oil-fired central heating.

Paved driveway, brick-built garage, two loose boxes & workshop/store.

No onward chain.

GUIDE PRICE £325,000

Holly Cottage is an appealing village property, tucked away within Foxholes and offering a versatile arrangement of deceptively spacious accommodation, together with easily maintained gardens, ample parking, garage, two loose boxes and a workshop.

Built around 25 years ago of brick under a clay pantile roof, the house benefits from replacement upvc double-glazing and oil-fired central heating. The well-maintained accommodation is approaching 1,200ft², and includes a sitting room with log burner, a generously proportioned dining kitchen and three/four bedrooms.

There is ample room to park at the rear of the house and an excellent brick and pantile outbuilding forms part of the property, providing garaging, workshop space and two loose boxes. The gardens are easily manageable and include lawn, shrub borders and flagged patio areas.

Foxholes is a delightful village set within the beautiful countryside of the Yorkshire Wolds and yet with easy access to excellent amenities in the nearby towns of Scarborough (13 miles), Driffield (10 miles) and Malton (18 miles). Holly Cottage is tucked away, just off the main village street, fronting onto Smythy Lane.

ACCOMMODATION

ENTRANCE VESTIBULE

1.6m x 1.0m (5'3" x 3'3")

Tiled floor. Telephone point. Half-panelled walls. Casement window to the side. Radiator.

HALL

4.0m x 1.6m (max) (13'1" x 5'3")

Staircase to the first floor. Understairs cupboard. Tiled floor. Half-panelled walls. Casement window to the side. Radiator.



GUEST CLOAKROOM

1.4m x 0.8m (4'7" x 2'7")

Low flush WC and wash basin. Extractor fan. Tiled floor. Radiator.

SITTING ROOM

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

Mörso wood burning stove set within an exposed brick chimney breast. Exposed beams. Television point. Casement window to the front. Radiator.



DINING KITCHEN

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

Range of kitchen cabinets incorporating a Belfast sink. Leisure range cooker. Tiled floor. Oil-fired central heating boiler. Casement windows to the side and rear. Stable door to the rear porch. Radiator.



MAIN ENTRANCE / BOOT ROOM

2.7m x 1.8m (8'10" x 5'11")

Tiled floor. Casement windows to three sides. Radiator.



UTILITY ROOM

2.6m x 1.8m (8'6" x 5'11")

Automatic washing machine point. Belfast sink. Extractor fan. Tiled floor. Radiator.

STUDY / BEDROOM FOUR

3.9m x 2.5m (12'10" x 8'2")

Loft hatch. Casement window to the rear. Radiator.



EN-SUITE SHOWER ROOM

2.5m x 1.5m (8'2" x 4'11")

Shower cubicle. Tiled walls. Tiled floor. Extractor fan. Recessed spotlights. Radiator.

FIRST FLOOR

LANDING

Radiator.

BEDROOM ONE

4.0m x 3.3m (13'1" x 10'10")

Stripped floorboards. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the rear. Radiator.



BEDROOM TWO

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

Casement window to the front. Radiator.



BEDROOM THREE

2.4m x 2.3m (7'10" x 7'7")

Casement window to the front. Radiator.



BATHROOM & WC

2.1m x 2.0m (6'11" x 6'7")

Matching suite comprising bath, wash basin and low flush WC. Extractor fan. Casement window to the rear. Radiator.



OUTSIDE

Surrounding the house there are easily maintained garden areas, featuring shrub borders, lawn and flagged patio area. A handgate in the front garden opens onto Smythy Lane, although the main access is from the main village street, leading to the back of the house. Immediately behind Holly Cottage is a good quality brick and pantile outbuilding, which includes a garage, two loose boxes and a workshop/store. Subject to securing the necessary consents, the building may have potential to create a residential annexe, if required.

WORKSHOP / STORE

6.2m x 2.8m (20'4" x 9'2")

Concrete floor. Electric light and power.

LOOSE BOX 1

3.7m x 3.1m (12'2" x 10'2")

Stable door to the front. Rubber matting to the floor.

LOOSE BOX 2

3.7m x 3.1m (12'2" x 10'2")

Stable door to the front. Rubber matting to the floor.

GARAGE

6.5m x 3.4m (21'4" x 11'2")

Electric roller shutter door to the front. Electric light and power. Workbench. Concrete floor.



GENERAL INFORMATION

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

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

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

Post Code: YO25 3QN.

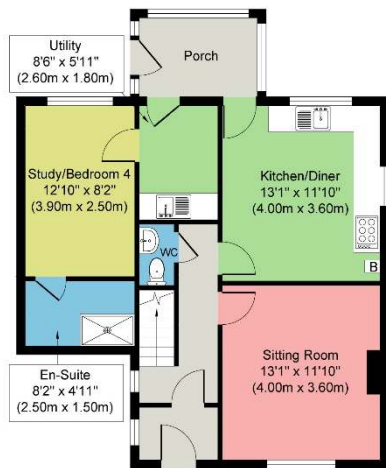
EPC Rating: D67.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

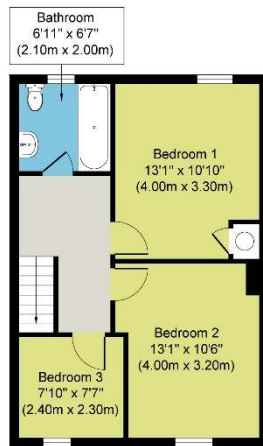


All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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.

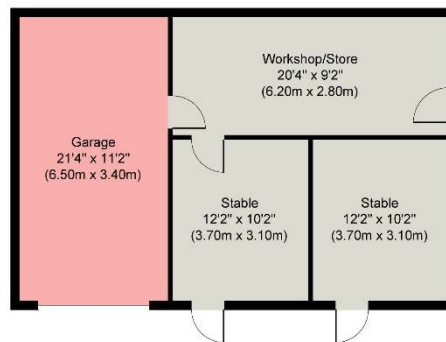




Ground Floor
Approximate Floor Area
692 sq. ft
(64.25 sq. m)



First Floor
Approximate Floor Area
480 sq. ft
(44.55 sq. m)



Outbuilding
Approximate Floor Area
686 sq. ft
(63.70 sq. m)

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. 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.
Copyright V360 Ltd 2022 | www.houseviz.com



C010 Printed by Ravensworth 01670 713330