

PORRIDGE COTTAGE, 87 HIGH STREET SNAINTON



Stone built mid-terrace cottage, in need of renovation, together with garage, parking and gardens, centrally located within a well served village.

474 square feet of accommodation comprising.

Living Room – Breakfast Kitchen - Two bedrooms – House Bathroom

Rear courtyard with outbuilding. Garden occupying an elevated position with a detached garage and off-street parking.

NO ONWARD CHAIN

OFFERS IN EXCESS OF £110,000

Character cottage, with huge potential for improvement, centrally located within this well served village.

Porridge Cottage is named after the building's former usage as the village jail. Late 18th century in origin, the property has been much changed over the years and retains a Grade II listed status. The property is in need a thorough scheme of updating and modernisation throughout but offers huge potential to create a comfortable home.

The floor area amounts to 474 square feet and comprises, living room with open fireplace and to the rear the breakfast kitchen. Upstairs are two bedrooms and the house bathroom. To the immediate rear is a useful brick outhouse and the garden lies a short walk away, up the shared driveway to the side. The garden has a large, detached garage building and provides huge potential to be improved to create a garden with far reaching views and additional off-street parking which is a rarity for properties along the High Street.



Snainton is a well-served village some eight miles to the east of Pickering and approximately nine miles from Scarborough. The village has a primary school, doctors' surgery, recreation ground, parish church, two pubs and a fish and chip takeaway with small shop and is also well placed for access to the A64 and the railway station at Malton. 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.

ACCOMMODATION COMPRISES

LIVING ROOM

3.60 m (11'10") x 3.30 m (10'10")

Casement window to the front with window seat. Open fire set into a stone fireplace. Fireside fitted cupboard. Panelled front door with fan light. Wall light points. Beamed ceiling.



KITCHEN

3.60 m (11'10") x 3.00 m (9'10")

Base and wall units incorporating stainless steel sink unit. Electric cooker point. Window to the rear. Half glazed door to the rear. Stairs to the first floor with understairs cupboard.



FIRST FLOOR

BEDROOM ONE

3.55 m (11'8") max x 2.60 m (8'6") max
 Casement window to the front with window seat.
 Telephone point.



BEDROOM TWO

2.60 m (8'6") x 2.50 m (8'2")

Casement window to the rear. Fitted storage cupboard housing hot water cylinder. Fitted over stairs cupboard.



BATHROOM

1.90 m (6'3") x 1.50 m (4'11")

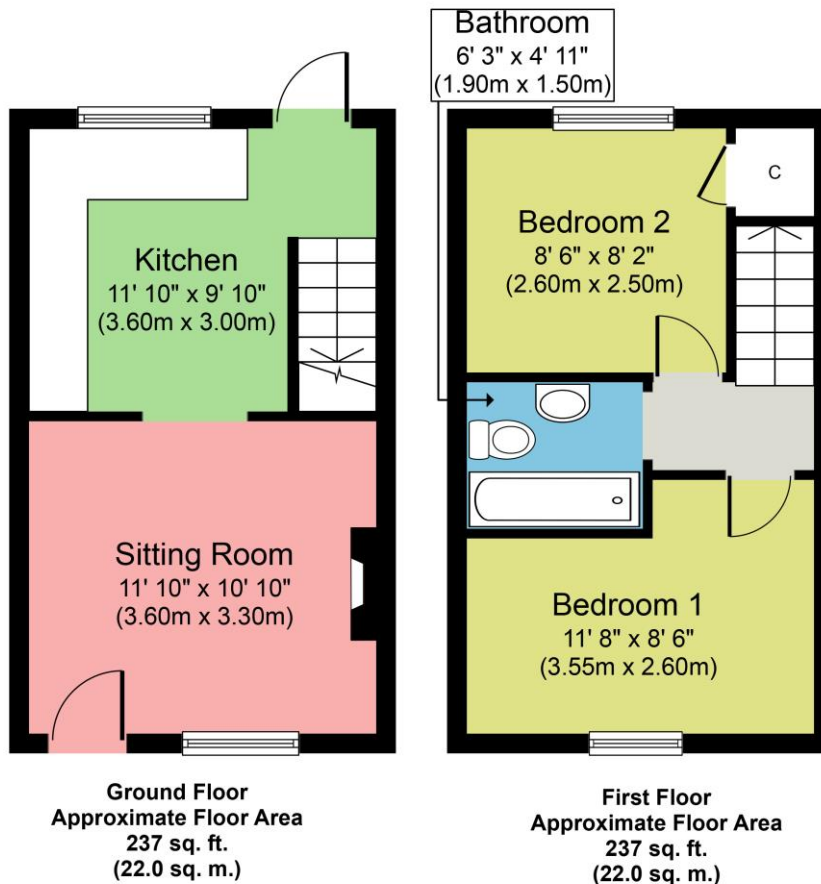
Bathroom suite comprising bath with electric shower overhead. Low flush WC. Pedestal wash hand basin. Extractor fan.

OUTSIDE

To the immediate rear is a hard paved area of courtyard with a useful outbuilding and access around to the street. The garden, parking and garage are situated approximately 50 metres away, up the shared driveway to the side.

The garden area is elevated and enjoys fine views. The garage building is in some disrepair but provides potential to replace with a similar structure (subject to planning), as well as creating further off-street parking.





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

Services: Mains water, drainage, and electricity. Mains gas is available on the street.
 Tenure: We understand that the property is freehold with vacant possession upon completion.
 Council Tax: B
 Post Code: YO13 9AJ
 EPC: TBC

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the 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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