



Ivy Cottage, Main Street, Great Heck, DN14 0BQ

Stephensons







Ivy Cottage is one of the signature properties in the village, occupying grounds extending to circa half an acre. Occasionally a property of quite exceptional quality comes to the market and the sale of Ivy Cottage provides one of those increasingly rare opportunities.

Built approximately 22 years ago, the current owners have continuously made internal improvements and skilful extensions above the triple garage forming a further two double bedrooms with en-suite facilities.

Ivy Cottage provides spacious and well planned accommodation appointed to an exceptional standard throughout, skilfully designed with family living and entertaining in mind. Maintained to the current owners specification with meticulous attention to detail, complemented by inspiring fixtures and fittings including a cast iron multi fuel burner set within a handmade fire place surround.





The property welcomes you into a most impressive spacious entrance hall with a turned staircase leading up to a galleried landing. There is a useful understairs storage space and a ground floor cloakroom comprising a hand wash basin and low flush w/c. All the ground floor rooms are of excellent proportion and include a formal dining room, extensive lounge and snooker room or home office which can also be utilised for a range of purposes depending on individual requirements.

The bespoke breakfast kitchen has a comprehensive range of units complemented by rounded edge worktops and modern stylish décor. Integrated appliances include a large electric hob with extractor canopy over, dishwasher, fridge and two twin ovens. There is an internal door which gives access into the triple garage. A useful utility room is located off the kitchen which has a stainless steel sink unit and drainer, provisions for laundry facilities and space for a freestanding fridge freezer.

The first floor is centred around a magnificent galleried landing and serves five double bedrooms and house bathroom. The lovely principal bedroom is dual aspect and enjoys views across the garden and countryside beyond. The en-suite has been upgraded to a high standard in recent years, comprising a walk in shower, hand wash basin and w/c. There are then four additional double bedrooms, three of which are complemented by en-suite facilities. A good sized home office will also be found off the landing.

It is of particular note, bedrooms two and three were skilfully created as part of a garage extension approximately 15 years ago and form two exceptionally good sized bedrooms with shower facilities. There is further potential for a third floor loft conversion to create another room which can be utilised for a wide range of purposes subject to individual requirements. We understand full planning permission was granted alongside the building control certificate.



Outside, the property is approached through entrance gates up a blocked paved driveway which has been resin sealed and has parking areas for numerous motor vehicles. The property is complemented by an attached triple garage, which is operated directly via an electric remote access. Internally, there is an area designed for wash and w/c services and ample space for further storage.

The private rear garden extends to approximately 0.45 acres, having a predominantly lawned garden and adjoining paved patio area. There is a brick built detached outbuilding, having power and lighting, perfect for a workshop or home office.

Locally, the walks along the canal are particularly scenic and contain some of the county's most dramatic scenery. The area is renowned for walking and riding and offers some the region's finest country pursuits. Mooring rights can be obtained at Heck Basin or on the canal subject to certain terms and conditions.

It is not very often that properties of this size and nature with associated land come to the market. As the acting agents, we strongly advise an early inspection at the earliest opportunity.

**Tenure** – Freehold  
**Services** – All mains services  
**Council Tax** – Selby Council Band - F  
**EER** – 53 (E)  
**Viewings** – Via Selby Office 01757 706707

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Stephensons  
York  
Knaresborough  
Selby  
Boroughbridge  
Easingwold  
York Auction Centre

01904 625533  
01423 867700  
01757 706707  
01423 324324  
01347 821145  
01904 489731

Partners  
JF STEPHENSON MA (Cantab) FRICS FAAV  
IE Reynolds BSc (Est Man) FRICS  
REF Stephenson BSc (Est Man) MRICS FAAV  
NJC Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

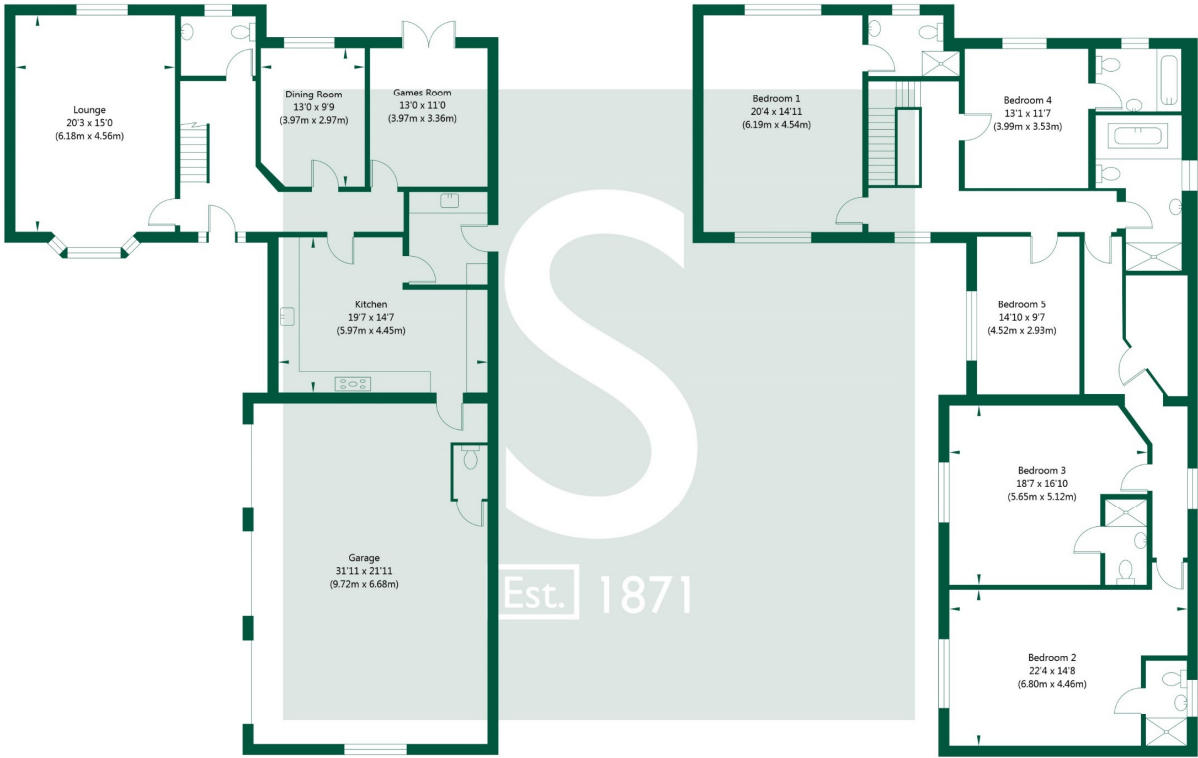
Associates  
CS Hill FNAEA  
N Lawrence

Regulated by RICS Stephensons is the trading name for Stephensons Estate Agents LLP Partnership No: OC404255 (England & Wales) Registered Office: 10 Colliergate York YO1 8BP



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that: i.) Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Property Misdescriptions Act 1991 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act. ii.) The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm. iii.) No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission. iv.) Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.

Main Street, Great Heck, DN14 0BQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3001 SQ FT / 278.87 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2019

