

RM
English



White House, Foggathorpe, YO8 6PR

- A stunning four bedroom period cottage
- Fitted kitchen with impressive stone tiles
- Dining room with space for a log burner if desired
- Second reception room which can be used as a snug and home office
- Living room with a lovely exposed brick work and timber beams
- Four bedrooms, one of which has a modern ensuite shower room
- Contemporary family bathroom
- Colourful garden with mature shrubs and colourful flowers
- Garage, three brick stores and parking on the gravelled drive
- EPC = D

Guide Price £425,000

Are you looking for a change of lifestyle, like the idea of rural living but still require quick access to the main road networks, then look no further as this property could be the perfect family home for you. White House is a deceptively spacious, four bedroom detached cottage, oozing character and charm in the lovely village of Foggathorpe. The current owner has beautifully maintained the property, retaining many of its original features whilst modernising multiple areas of the property including the ensuite and family bathroom. Houses within this area rarely come to the market so a viewing is essential to fully appreciate everything it has to offer.

Entering through the side entrance you find yourself in the kitchen. The kitchen is a good size with impressive stone flooring, a range of storage units, an L shaped worktop that incorporates a stainless steel sink with drainer and a four ring halogen hob. There is a single fitted oven, space for a washing machine, dishwasher and fridge/freezer. The next room you enter is the dining room where you will find exposed timber beams to the ceiling which continue throughout the majority of the property. There are dual aspect windows and a recess at the centre of the room where a log burner could be installed if desired. Moving along the corridor there is another reception room on the left hand side. There is a feature recess that could be used to store logs and the floor is fully tiled. One end could be used as a sitting area whilst the other end could be used as a study area. At the far end of the property there is the main living room. Again this room can be used as one room or in two parts. There is a Dimplex electric fire that sits on a tiled hearth with a brick surround. There was a log burner in place previously so another could be fitted if desired. There are dual aspect windows meaning there is always an abundance of natural light.

Moving upstairs you will find four double bedrooms, three of which have Velux roof lights, whilst the master also benefits from a very modern ensuite comprising of a walk in double shower with rainfall shower head, low level w/c, hand basin with storage below, chrome heated towel rail, storage and a Velux roof light. There is a nice open landing that is spacious and naturally light. The contemporary family bathroom comprises of a large walk in double shower, bath, low level w/c, chrome heated towel rail, hand basin with storage below and a Velux roof light.

Externally the property has two gated entrances that open to the gravelled drive. There is an abundance of parking on the drive whilst further parking is available in the garage. The garage can be accessed via an up and over door or through the brick built stores that are attached. One of the stores is a good size whilst the other two house a w/c and the oil tank. The garden is mainly laid to lawn with stunning shrubs and flowers at its borders. In addition there is a timber garden shed.

Location

Foggathorpe lies on the A163 and provides rural living with easy access to major road and rail links. The location is ideal for commuting to York, Hull and with Howden being only about 5 miles away, with a railway station and a junction to the M62 it gives easy access for travelling further afield. Howden is a main line rail link from York to Kings Cross. A bus service through Foggathorpe transports children to local schools and York. The local pub, the Black Swan, also incorporates Bubwith Tandoori for both sit down and takeaway Indian cuisine.





A STUNNING FOUR BEDROOM PERIOD COTTAGE



R M English Ltd, 18 Castlegate, York, YO1 9RP Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		65
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		51
(21-38)	F	36	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band E

Local Authority East Riding of Yorkshire Council

Services Oil fired central heating. Mains water & drainage



Address: White House, Foggathorpe, YO8 6PR
Reference: 970

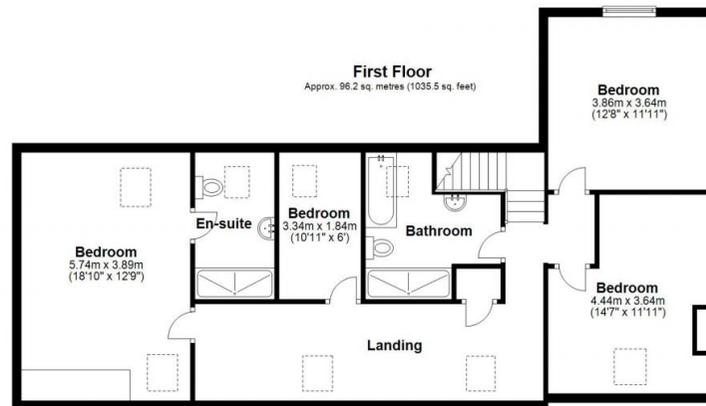
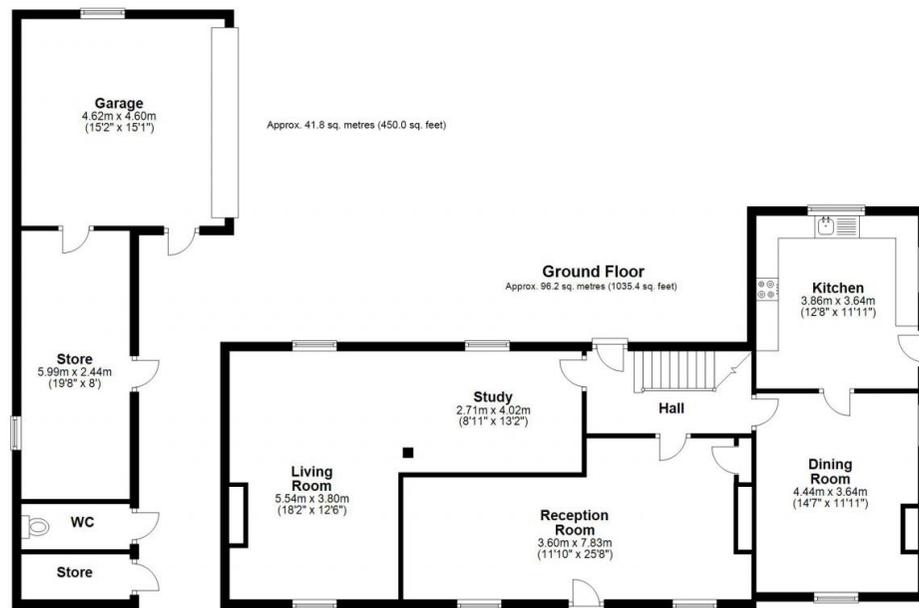


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Total area: approx. 192.4 sq. metres (2070.9 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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