



**Lindum House, Main Street, Bubwith, YO8 6LT**



- Double fronted period cottage • Facade that is Grade II listed • Living room with a substantial log burner • Dining room again with a log burner • Kitchen with a Range Cooker, storage and space for white goods • Home office with w/c off • Three bedrooms, all with built in storage. Family shower room • Air source heat pump • Two stores, low maintenance rear garden and gated off street parking • EPC = D

## Guide Price £325,000

Lindum House is a stunning double fronted period cottage located in the centre of Bubwith. The property boasts a number of original features including attractive bay windows and exposed timber beams, attributes that will surely appeal if you are looking for a home with character and charm. The property is extremely deceptive as it boasts multiple reception rooms, a home office, large bedrooms and outside stores. An air source heat pump has been installed that has an RHI grant that pays quarterly and has four years left to run. This will be transferred to the purchaser. The façade of the property is Grade II listed.

On entering you will see stairs leading to the first floor and a door on either side which open to the reception rooms. The living room is on the right hand side and benefits from a substantial log burner at its centre, perfect for the colder winter months. There are windows at either end of the room which allows natural light to enter. To the other side of the property is the formal dining room, although this could be used as a snug if a dining room is not required. There is another log burner in this room, whilst dual aspect windows provide natural light.

Moving through into the kitchen you will notice that there are two granite worktops, one with a recessed Belfast sink, the other incorporates a four ring hob. There is a Range Cooker with a seven ring gas hob over and space below the worktop for an undercounter fridge and freezer. There is a rear porch that is perfect for the storage of coats and shoes. A door provides access to the rear garden. To the rear of the main living room you will find a corridor that leads to a home office and a w/c.

To the first floor there are three good sized bedrooms, all with built in storage. There is a family shower room comprising walk in double shower, pedestal hand basin and a chrome heated towel rail. A separate toilet completes the internal accommodation.

Externally the rear garden is fully paved so is low maintenance. There are two stores that are ideal for the storage of logs and tools, a seating area in one corner that is perfect for enjoying the sun in the summer months and timber gates to the side of the property that open to provide secure parking. This really is a lovely home, so a viewing is highly recommended to fully appreciate everything that it has to offer.







**A STUNNING DOUBLE FRONTED PERIOD HOME**





**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		59	84
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		0	0
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Air source heat pump



Address:  
Reference: 1625



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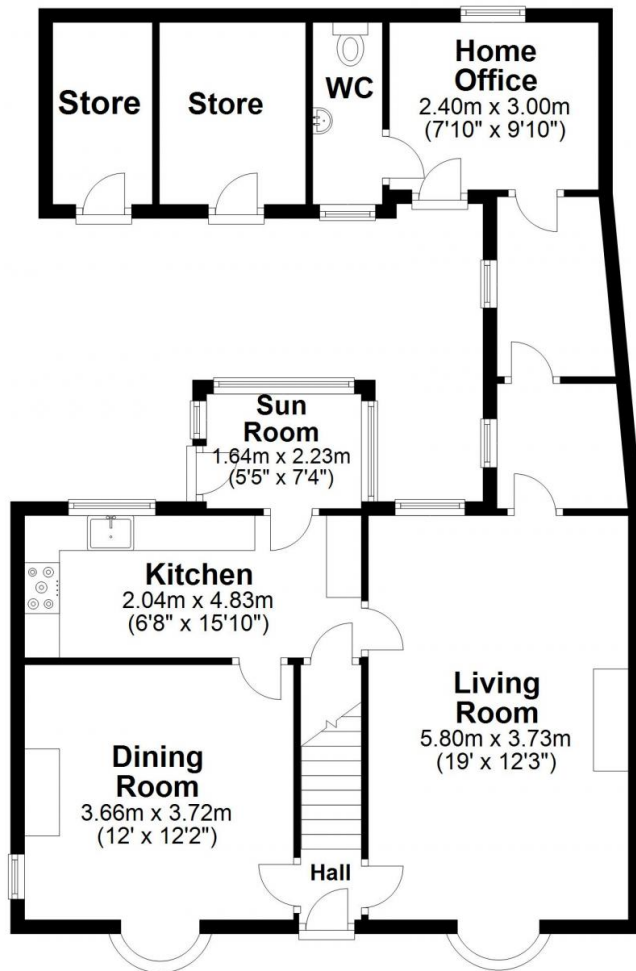


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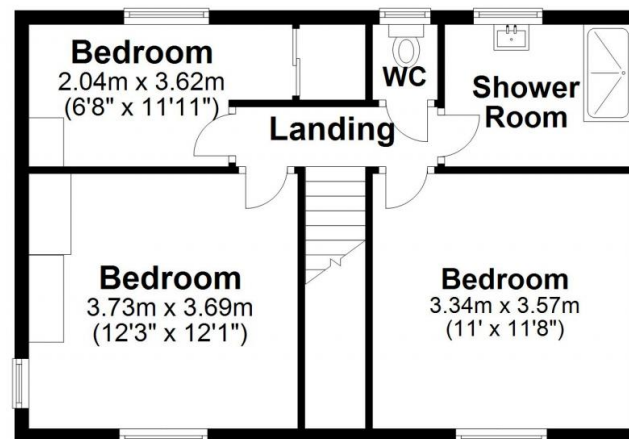
### Ground Floor

Approx. 81.7 sq. metres (879.5 sq. feet)



### First Floor

Approx. 50.2 sq. metres (540.6 sq. feet)



Total area: approx. 131.9 sq. metres (1420.1 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.

### Lindum House

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