



Pasture Hill Cottage Youlthorpe, York, YO41 5QW

£590,000

- Detached brick under slate country cottage
- Renovated and extended in recent years
- Modern bathrooms, LPG heating
- Unspoilt Estate village location
- Extensive ground floor living space
- Double garage, workshop/office
- Delightfully mature cottage gardens
- Four bedrooms and study/library

Pasture Hill Cottage , Youlthorpe YO41 5QW

Formerly 2 farm workers cottages, this unique traditional detached country cottage is the only privately owned property in the unspoilt hamlet of Youlthorpe which is part of the Halifax Estate. Sympathetically brought together, renovated and extended in recent years Pasture Hill Cottage is full of charm and character with many original features throughout. The delightful cottage gardens complement the house perfectly with stunning, far-reaching views over open countryside to the west. Extensive and versatile living space, four bedrooms, modern bathrooms, mature grounds and double detached garage/workshop. Option to purchase grass land up to 5 acres with further land available to rent subject to separate negotiation with the vendor.

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Council Tax Band: D



General info/location

Youlthorpe is an unspoilt rural hamlet near the foot of the Yorkshire Wolds, situated on the Minster Way, quiet yet within a short distance of the A166, York, Pocklington, Malton and the coast. The village of Bishop Wilton with it's thriving community shop and café, public house and primary school is 5 minutes away and was recently featured as number 5 in The Times '20 best secret villages to live in'.

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Services

LPG gas bottles supply central heating from two separate boilers. In addition there are three solid fuel stoves.

Mains water and electricity.

Private septic tank/treatment plant drainage system.

Mains gas is not within the village.

Hallway

Stairs to the first floor, radiator.

Sitting room/snug

Front facing window, wooden floor, inset stove on a raised traditional hearth and surround with cupboards both sides, beamed ceiling, radiator.

Main sitting room

Front facing window with radiator below, further radiator, solid fuel stove in traditional surround with substantial oak mantel, French doors into the conservatory.

Conservatory

A more recent addition which takes full advantage of the morning sunshine, wood flooring, double glazed windows, fitted bespoke seating with storage under, radiator, French doors leading outside.

Dining room

Front facing window, beamed ceiling, wooden flooring.

Dining kitchen

Extended onto the rear aspect so as to create what has to be one of the main selling points. There are an extensive range of traditional style units both base and wall level, range style electric cooker in addition to which is the solid fuel Rayburn, walk in pantry, cupboard house one of the two LPG boilers, two rear facing windows, side aspect window into the conservatory, generous dining space, radiator.

Utility

Accessed from the rear entrance door with base and wall level units, Belfast sink unit, plumbed for washer, stone flooring, under stairs cupboard, rear window and radiator.

WC

Two piece suite, heated towel rail, rear window.

First floor

Landing/study/library

A large enough space (see floor plan) to be an ideal office area. Rear facing window, radiator.

Bedroom 1

Front and side windows, built in wardrobes, radiator.

Bedroom 2

Front window, over stairs wardrobe and separate shelved cupboard, radiator.

Bedroom 3

Front window, built in wardrobe, radiator.

Bedroom 4

Rear window, radiator.

Shower room

Modern suite including double size cubicle, WC, basin and bidet, heated towel rail, radiator.

Bathroom

Also modern and well appointed including free standing roll top bath, separate double size shower cubicle, WC, wash basin, rear window and radiator.

Outside

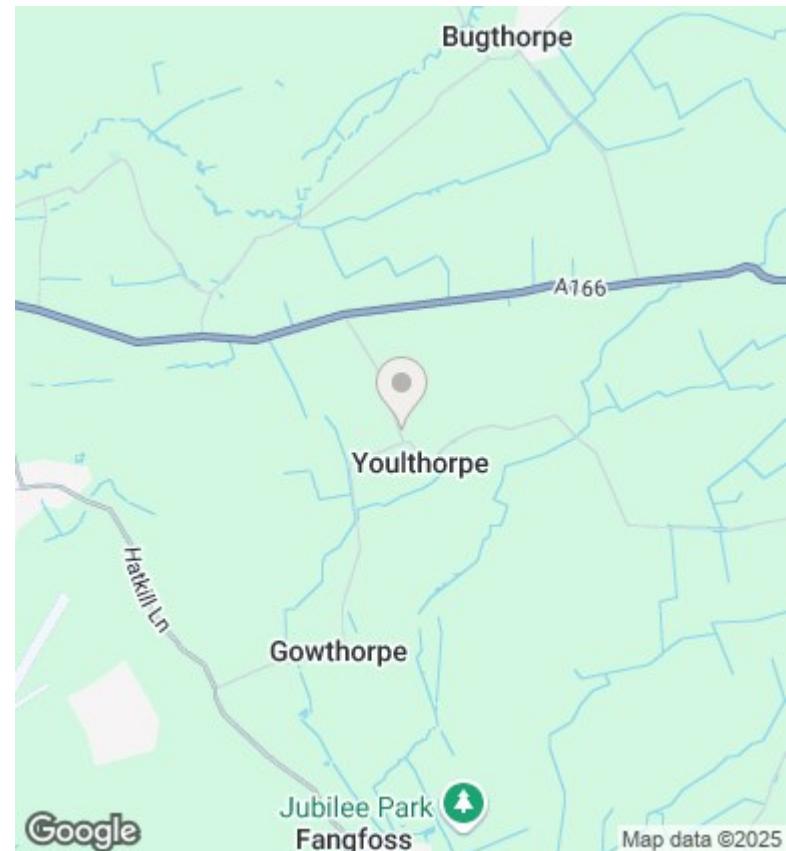
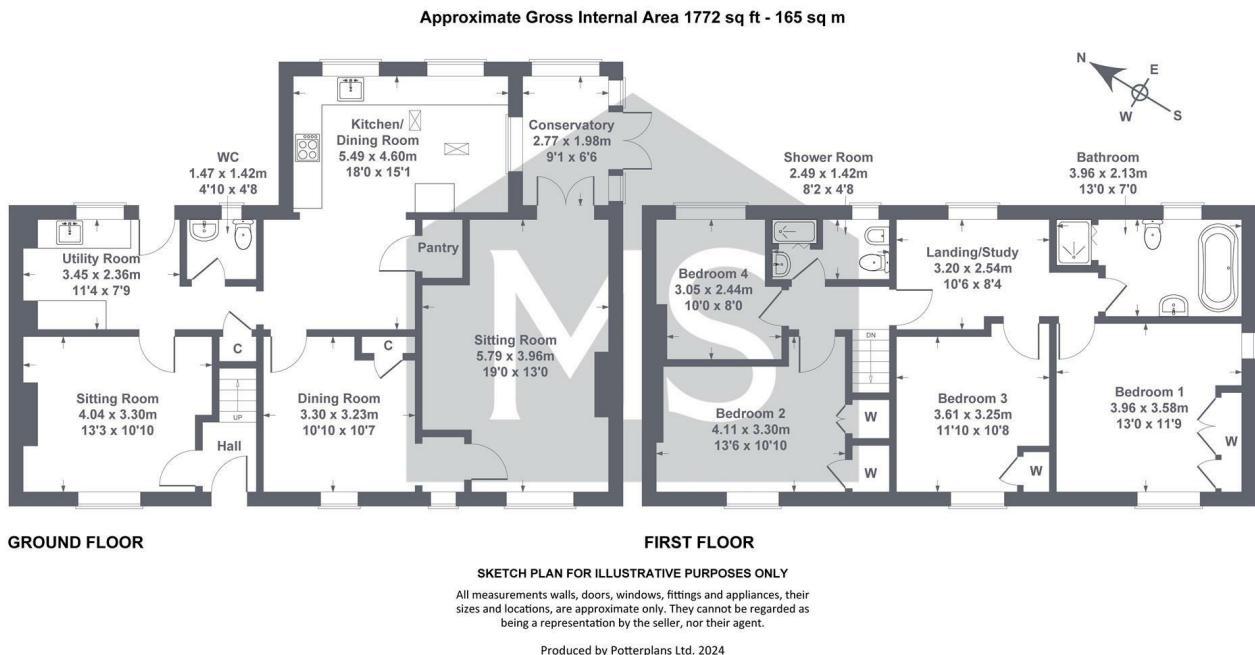
Immediately out of the rear door is a lovely stone flagged patio/courtyard area so as to enjoy the morning sun. The main area or garden is at the rear, delightfully mature and very much in keeping with a traditional country cottage. Lawns, borders and beds which continue along the side aspect adjacent to the conservatory towards the front aspect enjoying open aspects onto the neighbouring open fields. Summer house part of which creates a workshop area with power and lighting with a total area of 21' X 7'6), storage for the LPG. bottles and further general storage/wood store/green house up against the rear of the garage. Option to purchase grass land up to 5 acres with further land available to rent subject to separate negotiation with the vendor.

Detached double garage

In all approx 21 ft 6 square (measured externally) currently divided mid way length ways so as to have a garage on the left with office/workshop with a toilet and sink basin plumbed in, and separate store taking up the right hand half nearest the house. There are two remote roller doors front side and a door to the side from the garden. Power and lighting is connected.







Directions

From York take the A166 towards Bridlington through Stamford Bridge for approx 3.8 miles turn right to Youlthorpe onto the Balk for 1/4 mile, turn right at the junction, the property is the last house on the left. From Pocklington take Yapham Road out of the town for approx 4 miles, through Fangfoss, turn right at the crossroads to Gowthorpe and enter the village on Kirklands Lane.

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	