



JASMINE COTTAGE
Great Ouseburn, York



GSC GRAYS
PROPERTY • ESTATES • LAND

JASMINE COTTAGE, MAIN STREET

Great Ouseburn, York, YO26 9RE

BEST AND FINAL BIDS SET FOR 12,00 23RD AUGUST

An absolutely stunning 2 bedroom detached cottage positioned centrally in the village of Great Ouseburn. The property has been the subject of a major renovation program and the owners have painstakingly created a home that you cannot help be wowed by.

ACCOMMODATION

Detached Cottage
Beautiful Throughout
Handmade Kitchen
Stunning Bathroom
Two Bedrooms
Utility Room With Boot Cupboard
Cloakroom/w.c
Private Paved Patio



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Situation and Amenities

The property is positioned centrally in the popular village of Great Ouseburn. A thriving village with wide array of amenities including a large village hall and sports field that are used frequently for various different clubs and activities. There is a village primary school, church, village shop and the recent addition of the popular Lime Tree public house and well regarded restaurant. The village also has a weekly visiting Fish and Chip van. State secondary schools are located in nearby Boroughbridge and Knaresborough and the well respected Queen Ethelburga's public school is a short drive. The A1m motorway is approximately 5 miles and the nearest railway station is at Cattal which is on the Leeds Harrogate and York line and thereafter mainline trains to London and Edingburgh. The nearby town of Boroughbridge has a fabulous array of independent shops, boutiques, eateries and a large supermarket and Ripon and York are approximately 12 miles away.





Ground Floor

The property is approached through a pedestrian access gate to the covered passageway. To the left a door leads to the utility room with purpose made boot cupboard and separate w.c. The door to the right of the passage leads down steps to the delightful kitchen. Handmade with beautiful marble work tops over, The kitchen has a range of integrated appliances. There is a superb dining area with built in storage to the side of the chimney breast. Fabulous fireplace with modern wood burning stove and stairs off. To the right of the dining area, are double doors which open and lead to the path and onto the front patio.

Off the dining area is the sitting room. Beautifully decorated like the rest of the property this room has a cosy feel, and the shutters on the front window offer a stylish feel and a degree of privacy. The fireplace and wood burning stove make this room perfect for hunkering down in winter months.



First Floor

The stairs lead to the landing which leads to the principal bedroom to the front. This has the real wow factor and the current owners have enhanced the feeling of spaciousness by taking the ceiling full height into the eaves. There is a large amount of built in storage a rarity in period cottages, and again the stylish shutters shield the window as seen downstairs. The bathroom has been tastefully updated and has the benefit of a waterfall shower over the bath. To the rear of the cottage is the cleverly extended second bedroom. Again this has been designed to maximise the amount of storage available.

Externally

The property is approached to the side via a pedestrian access gate. To the right of this is a path. This has dwarf wall boundaries and leads to the patio area. The owners have cleverly planted the raised beds to the side and front with a huge variety of plants and shrubs and this provides a high degree of privacy.

Local Authority and Tax Band

Harrogate Borough Council Band D

Services and other information

The property is serviced with mains water, electricity and oil fired central heating with the addition of underfloor heating. The central heating system was installed in May 2022.

Particulars and Photographs

The Particulars were written and photographs taken in August 2022.

Viewings

by appointment with GSC Grays 01423 590500

Disclaimer Notice

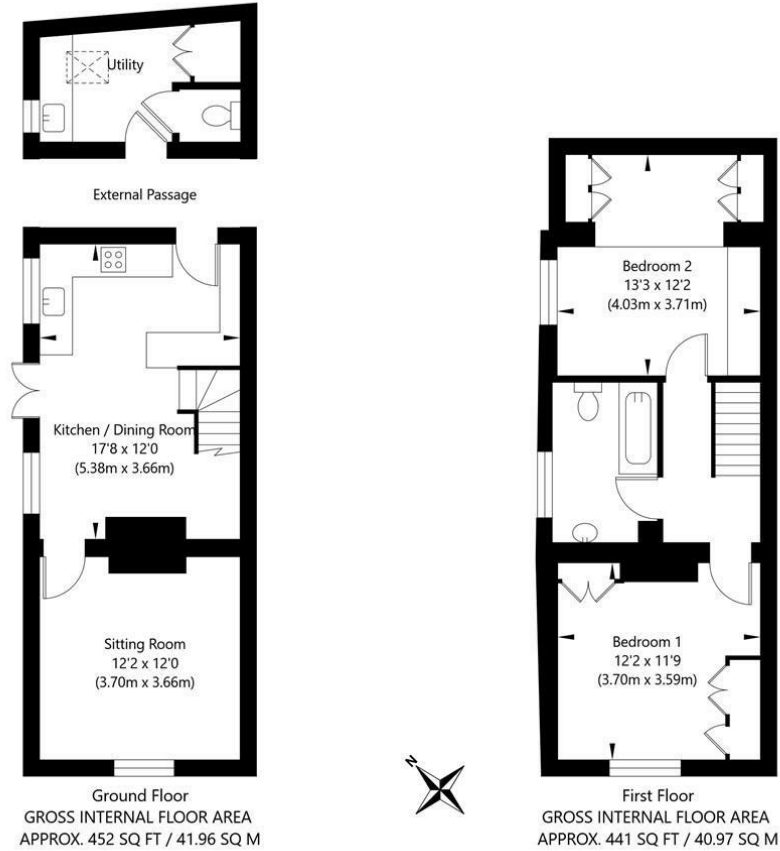
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Agents note

There is a right of access down the passage for the neighbours to take refuse out etc.

Jasmine Cottage, Great Ouseburn, York, YO26 9RE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 893 SQ FT / 82.93 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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