



THE OLD COTTAGE
Main Street, Little Ouseburn



THE OLD COTTAGE, MAIN STREET

YO26 9TD

The Old Cottage is a delightful period cottage dating back 500 years positioned centrally in the popular village of Little Ouseburn. Originally three cottages, this property has been a much loved family home for many generations and currently offers four bedrooms. However, the property is now in need of updating to realise its full potential.

ACCOMMODATION

- Period property
- Originally 3 cottages
- Currently offering 4 bedrooms
- Four reception rooms
- In need of updating
- Detached double garage and workshop
- Gardens to side and rear
- Central village location



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

The property is positioned in the centre of the popular village of Little Ouseburn which is positioned perfectly for the commuter with access to the A59 and A1M for travel further afield. The village comprises a wide mix of properties which are principally set either side of its wide, main thoroughfare. There is a good choice of amenities on offer in the neighbouring village of Great Ouseburn including a village shop/post office, primary school, active village hall, sports clubs and parish church. We are informed high speed broadband is available in the village via most network providers. The towns of Boroughbridge and Knaresborough have a wide variety of amenities and are a short drive away.





The Old Cottage

The Old Cottage is a quirky much loved home that has been in the same family for numerous years. Believed to date back over 500 years the property was originally three cottages and retains many of the original features and charm such as the ornate fireplaces, beams and three staircases. The property has been well cared for, and would now benefit from updating works to realise its full potential.

With oil fired central heating, the property currently comprises: to the ground floor, Entrance hall, Large living room, Dining room, Sitting room, Study, Breakfast Kitchen and Pantry, Utility room/rear porch, Inner hall, W/C, Wet room.

To the first floor are four bedrooms, all with built-in storage, and the house bathroom (please note, due to the original construction of the property there is restricted height on a number of the doorways).



Outside

The property is approached through double timber gates which lead to the block-paved driveway. This provides parking for a number of vehicles and leads to the detached double garage and workshop. To the left of the driveway is a garden laid to lawn, perfect for families. To the rear of the property is a further lawn and patio area.

Local Authority and Council Tax Band

North Yorkshire Council. Band E.

Services and other information

The property has mains water, electricity and drainage and oil fired central heating.

Particulars and Photography

The details were prepared and photographs taken April 2024

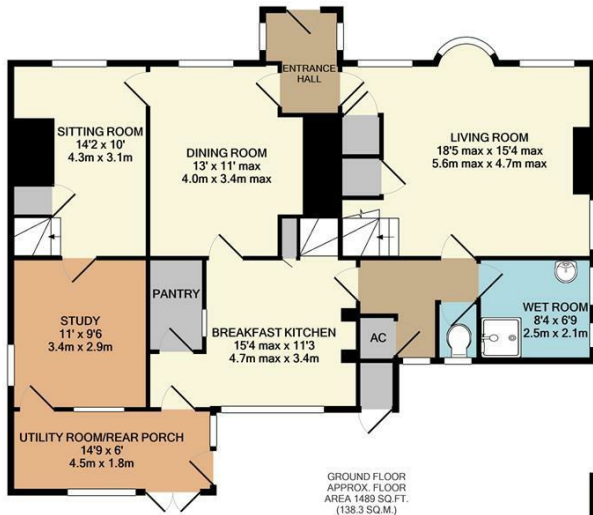
Viewings

Strictly by appointment through GSC Grays 01423 590500

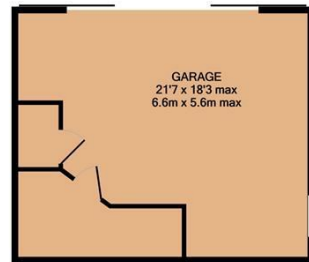
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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 1489 SQ.FT.
(138.3 SQ.M.)



GARAGE
21'7 x 18'3 max
6.6m x 5.6m max



FIRST FLOOR
APPROX. FLOOR
AREA 771 SQ.FT.
(71.7 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1866 SQ.FT. (36.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

