

MANOR COTTAGE BULMER



A spacious dormer bungalow with stunning views, standing in extensive gardens and occupying a secluded position within a sought after village.

Entrance hall, sitting room, dining kitchen, utility room, cloakroom, side porch, ground floor bedroom/dining room, bathroom,

First floor landing, two large double bedrooms, cloakroom.

Oil fired central heating & Upvc double glazing.

Garage, ample parking and large, well maintained gardens extending to over 0.4 acres.

Viewing recommended.

GUIDE PRICE £360,000

Manor Cottage is a detached, stone-built dormer bungalow, tucked away in this sought after estate village close to Castle Howard. The property benefits from oil fired central heating, double glazing and the accommodation briefly comprises: entrance hall, sitting room, dining kitchen, utility room, cloakroom, side porch, ground floor bedroom/dining room, bathroom, first floor landing, two further large double bedrooms and cloakroom.

The setting of the property is superb, set away from the village street and enjoying far reaching views across open countryside. There are large, well maintained gardens to the rear of the property and ample parking on the gravelled drive, in addition to a detached garage. The total plot size amounts to over 0.4 acres

Bulmer is a classic estate village located towards the eastern edge of the Howardian Hills, designated as an Area of Outstanding Natural Beauty. Primary schooling is available in the nearby villages of Welburn and Terrington. The market town of Malton is approximately 7 miles distant, where there is good range of local facilities and train station with regular services to York and the East Coast. The City of York is roughly 12 miles to the south.

ACCOMMODATION

ENTRANCE HALL

8.8m (28'10") x 1.8m (5'11")

Stairs to the first floor. Telephone point. Casement window to the rear. Thermostat. Radiator.

SITTING ROOM

6.5m (21'4") x 3.6m (11'10")

Feature fireplace with pine surround, granite inset and hearth. French doors to the rear garden. Television point. Casement window to the side. Two radiators.



KITCHEN DINER

4.5m (14'9") x 3.6m (11'10")

Range of floor and wall units incorporating a stainless steel single drainer sink unit. Dishwasher point. Electric cooker point and extractor. Casement windows to the front and side. Radiator.



UTILITY ROOM

2.3m (7'7") x 2.3m (7'7")

Range of floor and wall units. Double drainer stainless steel sink unit. Airing cupboard containing the hot water cylinder with electric immersion heater. Automatic washing machine point. Glazed door to the side porch.

CLOAKROOM

1.6m (5'3") x 0.8m (2'7")

Low flush WC. Casement window to the side. Oil fired central heating boiler.

SIDE PORCH

2.1m (6'11") x 1.5m (4'11")

Door to the front. Casement windows to the front, side and rear.

BEDROOM THREE

3.6m (11'10") x 2.7m (8'10")

Casement window to the front. Radiator.

BATHROOM & WC

2.7m (8'10") x 2.3m (7'7")

Matching suite comprising: low flush WC, pedestal basin and bath with shower over. Casement window to the rear. Heated towel rail.

FIRST FLOOR

LANDING

Loft hatch. Access to eaves storage.

CLOAKROOM

Low flush WC and wash hand basin. Casement window to the rear.

BEDROOM ONE

5.1m (16'9") x 3.6m (11'10") (min)

Casement windows to the front, side and rear. Fitted wardrobes. Radiator.

BEDROOM TWO

5.1m (16'9") x 3.6m (11'10") (min)

Casement windows to the front, side and rear. Access to eaves storage. Radiator.

OUTSIDE

The property is approached via a private driveway opposite St. Martin's Church; there is plenty of space to park in addition to a garage with workshop area. The gardens lie to the rear of Manor Cottage and are divided into two areas. The first is predominantly laid to lawn and edged with shrub borders and with a timber summerhouse in one corner. The second is a productive vegetable garden and fruit orchard with damson, apple and pear trees.

GARAGE

4.6m (15'1") x 3.5m (11'6")

Plus workshop area measuring 2.5m x 2.0m.

Concrete floor. Electric light and power. Up and over door to the front and personnel door to the side.



DIRECTIONS

When heading west into Bulmer from Welburn, follow the village street as far as the church then turn right down a lengthy gravelled drive. Manor Cottage is at the bottom.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Intruder alarm.
Council Tax: Band: E.
Tenure: Freehold with vacant possession upon completion.
Post Code: YO60 7BW.
Viewing: Strictly by appointment through the Agent's office in Malton.



The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

