

FERN COTTAGE HIGH STREET, SNAINTON



Attractive traditional village residence together with numerous outbuildings and pretty gardens.

Stone built property with up to four bedrooms; the accommodation could be re-arranged to provide two separate dwellings - subject to all necessary planning consents

Double glazing.

Gas fired central heating,

Garage and ample off street parking

GUIDE PRICE £365,000

Fern Cottage is a substantial period village house, constructed from the traditional mellow stone typical to the area and under a slate roof. Offered for sale with a good range of traditional outbuildings and with pretty gardens to the front, this really is a property with a multitude of possibilities.



The accommodation is exceptionally flexible and there is scope to easily subdivide the current property to create two separate dwellings, or retain it as it is, as a spacious family home, thus presenting a variety of potential uses. To the front and side is a comprehensive range of traditional outbuildings, including granary, cart shed/garage and outside store which offer much potential to enlarge the current living accommodation, subject to all necessary planning consents.

The accommodation briefly comprises; entrance lobby, dining room, kitchen, utility room, living room and sitting room with open fire. On the First Floor; four double bedrooms and two bathrooms. The property has the benefit of double glazing with the exception of the porch and central heating is gas fired.

Fern Cottage faces south and has a pretty cottage style garden to the front and enjoys an open aspect. There is ample parking for numerous vehicles, both on the drive to the side and in the converted garage.

ACCOMMODATION COMPRISES

MAIN HOUSE

ENTRANCE PORCH

1.40 m(4'7") x 0.80 m(2'7")

Twin lantern lights. Tiled floor. Upvc door to;

ENTRANCE HALL

Tiled floor. Radiator. Stairs to the First Floor. Upvc sash window to the front elevation. Telephone point.

DINING ROOM

4.00 m(13'1") x 3.30 m(10'10")

Open fire with tiled surround, hearth and over mantel. Coving. Radiator. Upvc sash windows to the front and rear elevations.



KITCHEN

3.10 m(10'2") x 2.50 m(8'2")

Matching range of oak base and wall units with glazed display cabinets. Single bowl, single drainer stainless steel sink unit with mixer tap. Automatic washing machine point. Dishwasher point. Electric cooker point. Extractor fan. Double glazed window to the rear elevation. Telephone point.



SITTING ROOM

4.00 m(13'1") x 3.40 m(11'2")

Radiator. Upvc sash windows to the front and rear elevations. Coving. Open fire with stone surround, tiled hearth and painted over mantel. Television point. Open through to;



UTILITY ROOM

4.10 m(13'5") x 3.30 m(10'10")

Range of fitted wall and floor units incorporating stainless steel single drainer sink unit. Apollo gas fired central heating boiler. Casement window to the rear. Coat hooks. Electric cooker point. Radiator. Upvc half glazed door to the front. Feature casement window to the side.

INNER HALL

Quarry tiled floor. Casement window to the front. Store cupboards.

LIVING ROOM

6.50 m(21'4") x 4.70 m(15'5") to bay

Timber surround with hearth. Television point. Casement window to the front. Stairs leading off to the first floor. Bay window to the rear. Parquet flooring. Two radiators.



FIRST FLOOR

LANDING

Window to the rear elevation

BEDROOM ONE

4.10 m(13'5") x 3.40 m(11'2")

Upvc sash window to the front elevation with garden views. Fitted cupboard. Ornate painted period fireplace. Radiator.



BEDROOM TWO

4.10 m(13'5") x 3.20 m(10'6")

Upvc sash window to the front elevation with garden views. Fitted wardrobe. Radiator.

BATHROOM

3.10 m(10'2") x 2.60 m(8'6") min

Upvc sash window to the front elevation with garden views. Bath with shower over. Partially tiled walls. Pedestal wash hand basin. Low flush WC set in alcove. Radiator. Wall heater.



BEDROOM THREE

4.10 m(13'5") x 3.30 m(10'10")

Upvc casement windows to the front and rear. Loft hatch. Airing cupboard containing hot water cylinder, fitted shelving and electric immersion heater. Fitted wardrobe. Wash hand basin. Radiator. Television point.

BEDROOM FOUR

4.00 m(13'1") x 3.10 m(10'2")

Upvc casement window to the front. Fitted wardrobe. Radiator.

SECOND HOUSE BATHROOM

2.30 m(7'7") x 1.50 m(4'11")

Matching white suite comprising: pedestal basin, low flush WC and bath. Part tiled walls. Towel rail. Casement window to the front. Radiator.

OUTSIDE

GARDEN

To the front of Fern Cottage is a pretty traditional cottage style garden, largely laid to lawn and with borders to all sides, planted with a wide variety of herbaceous plants, shrubs and flowers including roses, lavender and peonies, making it an exceptionally colourful and fragrant garden.



Directly at the front of the property is a low stone wall with borders on either side of a stone trough water feature surrounded by the ferns, from which the property takes its name. There is an outside water supply.



OUTBUILDINGS

GRANARY WORKSHOP

5.90m(19'4") x 4.60m(15'1")

Electric light and power. Casement window to the east, south and west.

STORE

5.70m(18'8") x 4.90m(16'1")

Concrete floor.

GARAGE

5.10m(16'9") x 4.10m(13'5")

Brick and pan tile construction. Former cart shed. Concrete floor. Electric light.



WORKSHOP

4.30m(14'1") x 4.00m(13'1")

Concrete floor. Electric light and power.

GARDENERS TOILET

Brick and pan tile construction

UTILITY ROOM

2.90m(9'6") x 2.70m(8'10")

Stone and pan tile construction. Concrete floor. Casement window to the eastern elevation. Door to;

STORE

2.80m(9'2") x 2.70m(8'10")

Stone and pan tile construction. Concrete floor. Casement windows to the south and east elevation.



GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage
Council tax: Band E
Postcode: YO13 9AE
Viewing: Strictly by appointment through the agents
Pickering office
Planning: Scarborough Borough Council, Town Hall,
St Nicholas Street, Scarborough

ADDITIONAL INFORMATION

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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.



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