

Low Street, Husthwaite, York

£250,000

Stephensons
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Castle Cottage, York YO61 4QB

Est. 1871

£250,000

A characterful early 17th century cottage in a picturesque village just 2.5 miles from Easingwold and only 15 miles north of York. Offered with no onward chain and boasting a wealth of original features the property includes a sitting room with open fire, dining kitchen with wood burning stove, 2 bedrooms and a bathroom complemented by pretty front and rear gardens.

Believed to date from around 1617, this charming cottage occupies a delightful position on Low Street in the historic village of Husthwaite, nestled on the edge of the Hambleton Hills and within easy reach of the North York Moors National Park.

A welcoming sitting room with stripped and varnished floorboards immediately showcases the property's wealth of character. A cast iron period open fireplace creates a wonderful focal point while an ornate staircase, useful storage cupboard and deep silled window overlooking the front garden further enhance its appeal.

A stripped pine period door leads through to the spacious dining kitchen where varnished floorboards continue and a striking fireplace with a wood burning stove provides warmth and character. The kitchen offers generous worktop space, an excellent range of storage units and integrated appliances including an electric hob and oven, fridge and separate freezer all complemented by this room having direct access out into the rear garden.

The first floor landing features an original exposed beam and stripped pine period doors leading into 2 bedrooms with built in wardrobes. Both rooms retain their character with exposed beams, cast iron period fireplaces and varnished floorboards.

The first floor bathroom features a bath with shower over, wash basin,







Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: E - 54
Council Tax: C - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.











toilet, bidet and heated towel rail complemented by an airing cupboard and pleasant rural glimpses to the rear.

Further benefits include sash style double glazing and a combination of night storage heating together with a solid fuel fired radiator system supplied by the wood burning stove and a back boiler.

Outside, parking is available on the street while the attractive front garden is enclosed and features a gated pathway leading to the front door.

The private walled rear garden enjoys a delightful wooded backdrop and offers a stone flagged patio, covered seating area, small lawn and a flowerbed. A rear gate provides convenient access onto a service lane for wheelie bins.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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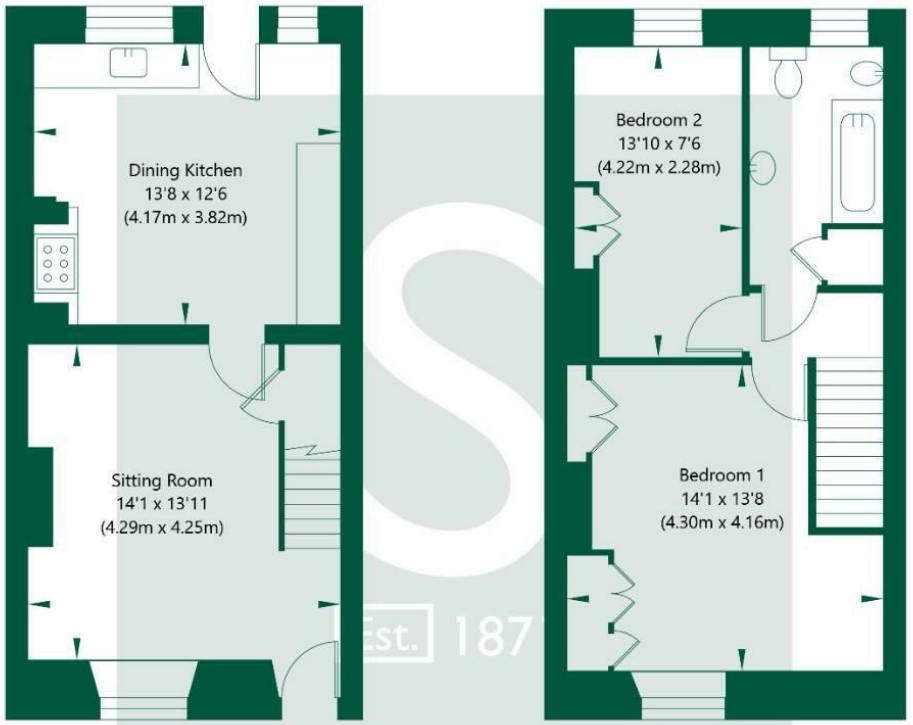
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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 396 SQ FT / 36.76 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 397 SQ FT / 36.84 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 793 SQ FT / 73.6 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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