



A superb four bedroomed detached period cottage fronting on to the village green and adjoining open country side with stunning far reaching views towards the Hambleton Hills. The property has been extended and provides versatile living accommodation benefitting from oil fired central heating, double glazing and character features including exposed beams. Internal viewing will reveal beautifully presented accommodation including a lovely reception hall leading to the study area and having an open plan feel, stunning wheelhouse style garden room / living room with dining area, open plan kitchen / breakfast room leading to the snug with log burning stove. A further reception room that could be a separate dining room or study / home office. There is a rear hall, inner hall and cloak room / wc. To the first floor there are four bedrooms with stunning views. The master bedroom has an en suite shower room and fitted wardrobes. There are three further double bedrooms with one having an adjoining dressing room / study. There is also a family bathroom with a white suite. Externally there is large graveled hard standing area providing ample parking and garden to the front. The beautiful private rear garden has a lovely patio area, large lawn together with fruit trees, mature boarders and views towards the Hambleton Hills. .





- Attractive four double bedroomed detached period cottage
- Stunning wheelhouse style reception room with exposed beams and roof truss
- Master bedroom with en suite shower room
- Oil fired central heating and double glazing
- Large private rear gardens with patio area, fruit trees and lawn
- Beautifully presented and extended living accommodation
- Modern fitted kitchen / breakfast room
- Excellent views over adjoining countryside towards the Hambleton Hills
- Great position within the village fronting on to the village green
- Extensive hard standing providing ample off street parking to the front

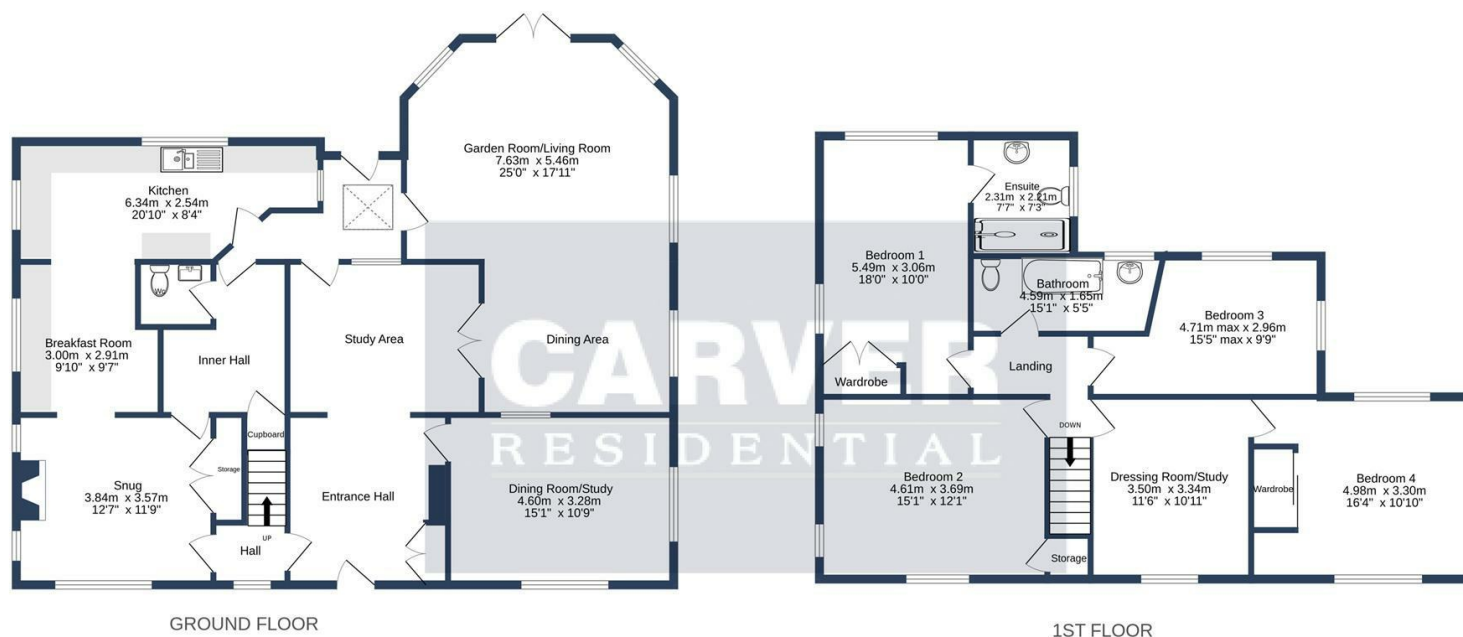
GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing (several windows not double glazed)

Local Authority: North Yorkshire Band F



BEECH COTTAGE, HORNBY, DL6 2JH.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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