



HAYCROFT COTTAGE, THORGANBY
£500,000

Carter Jonas

THORGANBY, YORK, YO19 6DJ

Haycroft Cottage is situated in beautiful open countryside close to the popular rural village of Thorganby, approximately 12 miles south of York.

The property currently comprises 3 bedrooms, bathroom, sitting room and kitchen. The garage to the west of the cottage has recently been removed but the concrete base remains. The large garden is south facing and offers wonderful uninterrupted views across the surrounding countryside.

The property is offered for sale with 4 acres of adjoining land presenting an excellent opportunity for anyone looking for amenity land, pony paddocks or a smallholding.

Thorganby is a rural, picturesque village that appeals to families, commuters, and retirees alike. The village benefits from a pub and the neighbouring village of Wheldrake provides a range of local services and amenities including Wheldrake Primary School.

Thorganby is also in the catchment area for the very well regarded Fulford Secondary School which was recently awarded "The Sunday Times Comprehensive School of the Decade". Buses to both Wheldrake Primary School and Fulford Secondary School run from the end of Roth Hill Lane.

It has good access links to the A19 and wider motorway networks. The rail service in York is on the East Coast mainline making it easily accessible for commuting further afield.

- 3 bedroom Cottage with 4 acres of land
- Planning consent to extend to a 4 bedroom cottage.
- Located in a very popular location close to the commuter village of Thorganby.
- Catchment area for Wheldrake Primary School and Fulford School, York.

TENURE Freehold

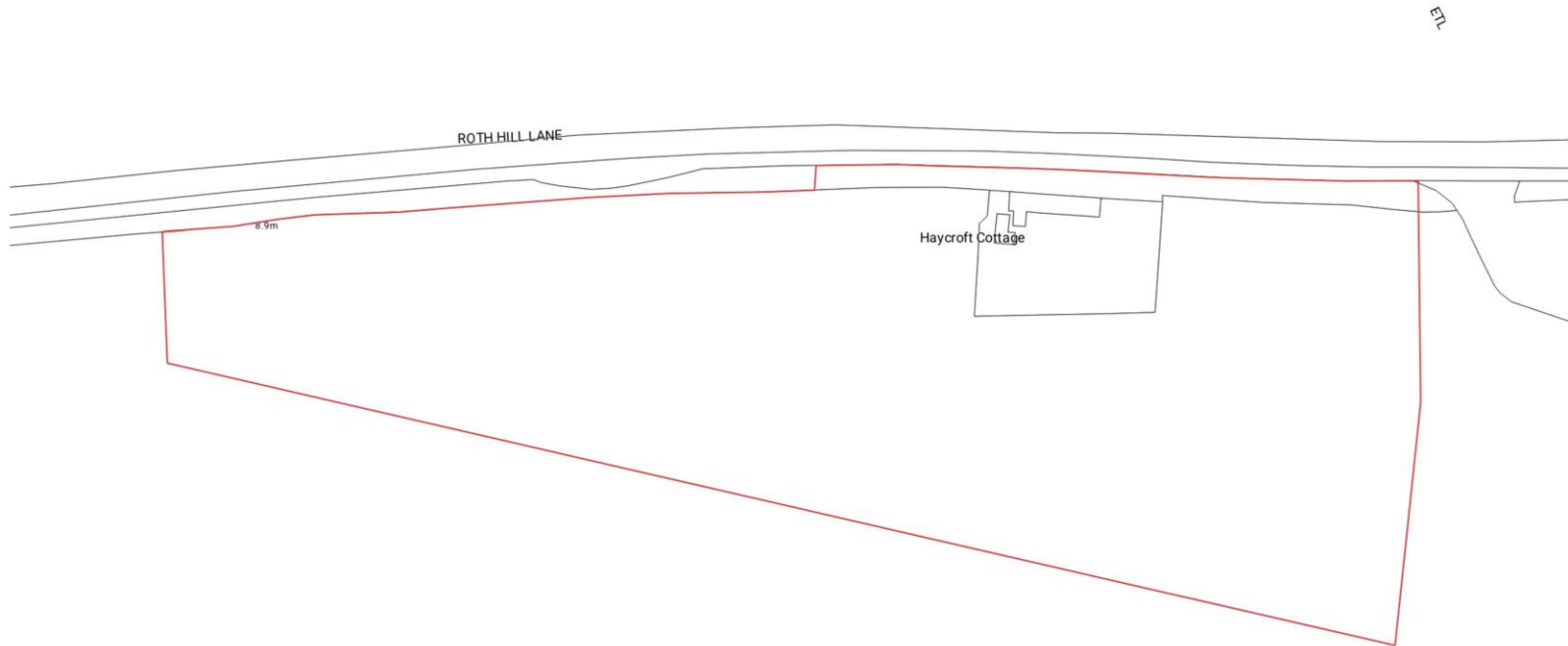
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WITH PLANNING CONSENT TO EXTEND TO A 4-BEDROOM PROPERTY AND SOLD WITH 4.5 ACRES OF LAND, HAYCROFT COTTAGE IS IDEALLY LOCATED CLOSE TO THIS POPULAR RURAL VILLAGE

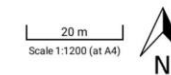


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Produced on May 15, 2023.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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