



BOUNDARY COTTAGE, SEATON ROSS, YO42

£495,000

Carter Jonas

SEATON ROSS, YORK, YO42 4NF

A charming period property located in the very sought after area of Seaton Ross. This fantastic home has so much to offer such as plentiful parking, large garage, and a lovely mature garden.

Boundary Cottage dates to the 19th Century and was originally a three-bedroom cottage. In more recent years the property has had a single-story extension which now offers extensive versatile accommodation.

A bright open kitchen can be accessed from the side of the property leading through to a conservatory offering far reaching views over open countryside.

The property has three ground floor reception rooms which could be used in several ways: Reception room, snug, bedroom, playroom, office.

Upstairs in the original house, there are three bedrooms and a house bathroom. All rooms offering wonderful views over the garden and fields beyond

Outside the garden is the real showstopper, designed by the creator of the famous Bolton Percy churchyard garden, this is a no-dig garden with over 1500 plant varieties, many rare, providing colour all year round.

The garden has many paved areas, ideal for al fresco dining with uninterrupted views over the countryside.

The rural location of Seaton Ross has the usual village facilities including a shop and public house. A further range of facilities and amenities are available in the market town of Pocklington approximately 6 miles away.

The historic market town of Pocklington is situated east of York and north of the A1079. The town boasting a health centre, dental and veterinary practices, specialist shops, supermarkets, library, sports and leisure facilities, restaurants, theatre cinema and arts centre, post office.

AMENITIES

- Character home offering generous and versatile accommodation
- Wonderful large garden perfect for entertaining
- Garage and plenty of parking
- Conveniently located for Pocklington and York

TENURE Freehold

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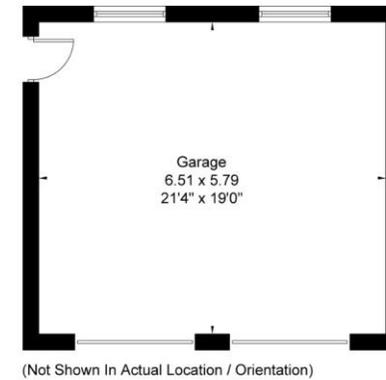
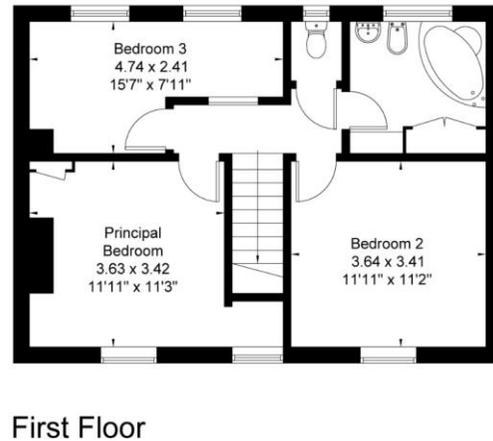
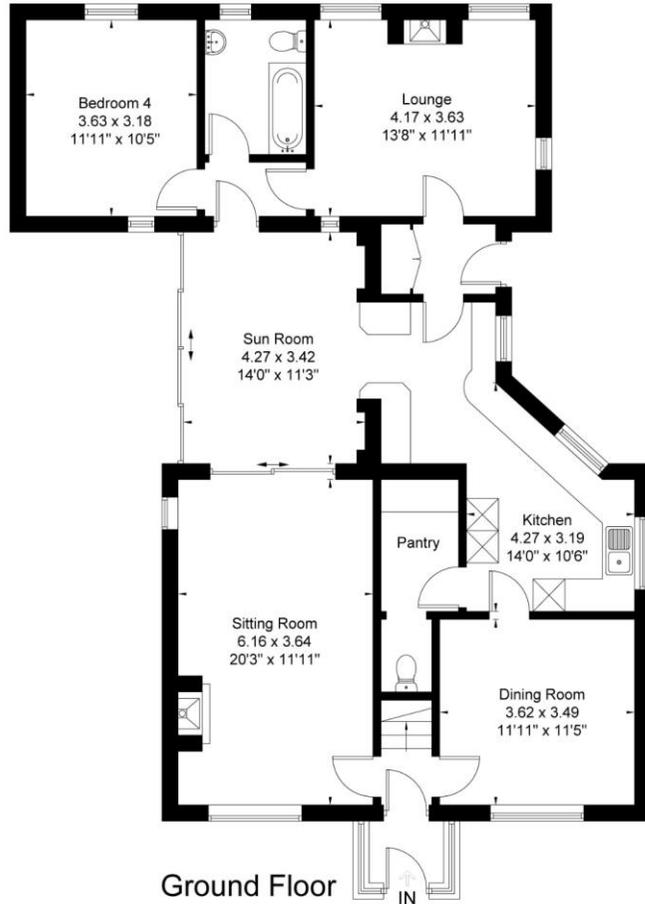
A CHARMING EXTENDED COTTAGE SET IN APPROX. 0.7 ACRES OF STUNNING GARDENS JUST OUTSIDE THE POPULAR VILLAGE OF SEATON ROSS







Seaton Ross, York, YO42
 Approximate Area = 1863 sq ft / 173.1 sq m
 Garage = 407 sq ft / 37.8 sq m
 Total = 2270 sq ft / 210.8 sq m
 Including Limited Use Area (23 sq ft / 2.1 sq m)



Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 314904

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		81
	(55-68) D		
	(39-54) E	51	
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		

England, Scotland & Wales EU Directive 2002/91/EC

York 01904 558200

york@carterjonas.co.uk
 82 Micklegate, York, YO1 6LF

carterjonas.co.uk
 Offices throughout the UK

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