



HOLLY COTTAGE, LILLING, YORK
Guide Price - £450,000

Carter Jonas

HOLLY COTTAGE, LILLING, YORK, YO60 6RP

Holly Cottage is a charming three-bedroom detached house nestled in the picturesque village of Lilling. This delightful property presents an exciting opportunity for those seeking a home with immense potential. While it may require some cosmetic updates, the possibilities for expansion and transformation into a magnificent family residence are endless (subject to the necessary planning permissions).

Upon entering Holly Cottage, you are greeted by a warm and inviting atmosphere. The ground floor features a spacious living room, dining room and conservatory perfect for relaxing and entertaining guests. Ascending the staircase, you will find three generously sized bedrooms and a family bathroom.

One of the standout features of Holly Cottage is its larger than average garden, providing an idyllic outdoor sanctuary. The possibilities for landscaping and creating a vibrant garden are limited only by your imagination. Additionally, a brick-built stable block outbuilding adds character and versatility to the property, offering potential for conversion into a home office, studio, or workshop.

Parking is made convenient with a driveway located to the side and front of the property, ensuring ample space for multiple vehicles.

The village of Lilling is situated on the edge of the Howardian Hills, an area of outstanding natural beauty, just 10 miles from Easingwold, 11 from York and 12 from Malton. The neighbouring villages of Sheriff Hutton, Strensall and Flaxton offer excellent local facilities between them, including schools, shops and public houses. The A64 is easily accessible, providing good access to Leeds and further afield.

TENURE Freehold

EPC BAND E

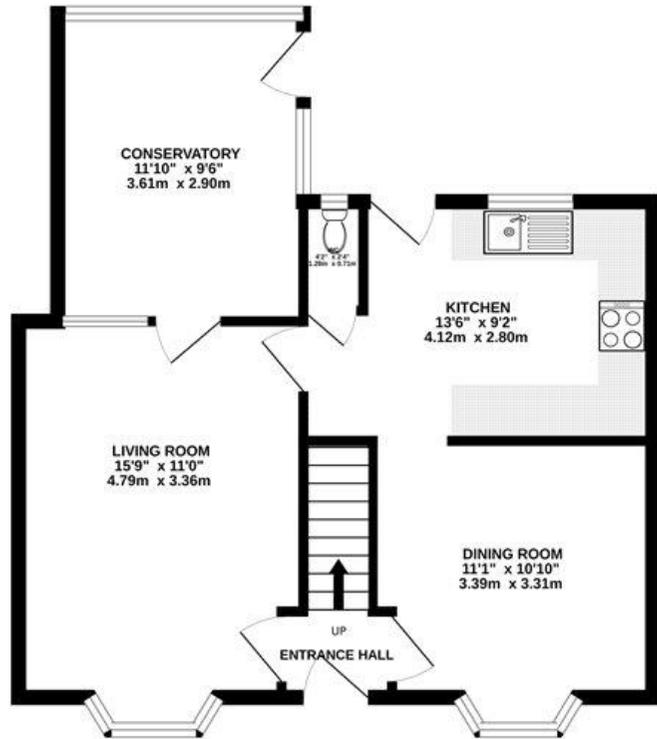
A CHARACTERFUL PROPERTY WITH EXCELLENT POTENTIAL AND A LARGER THAN AVERAGE GARDEN SITUATED IN THE HEART OF THIS POPULAR VILLAGE ON THE EDGE OF THE HOWARDIAN HILLS.



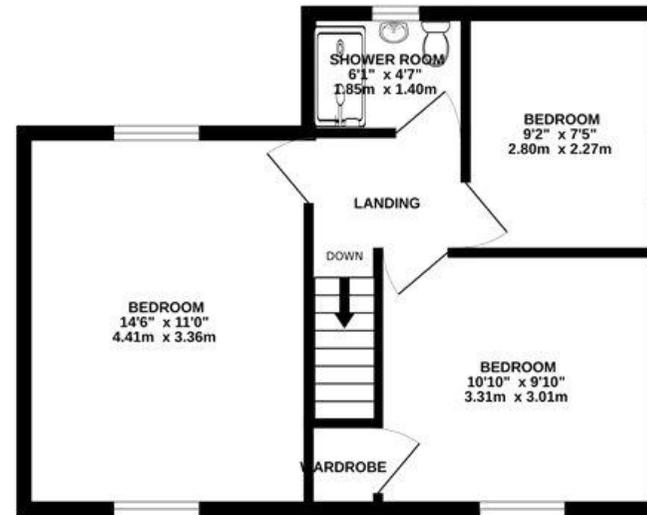




GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.