

Forge Cottage

High Street, Hovingham, York YO62 4LA

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Approximate Distances: Malton 8 miles, Helmsley 8 miles, York 16 miles

A DECEPTIVELY SPACIOUS AND RECENTLY UPGRADED PERIOD HOUSE WITH GARDEN AND OFF-STREET PARKING IN THE CENTRE OF A BEAUTIFUL ESTATE VILLAGE

Entrance Hall, Study, Inner Hall, Dining Room, Sitting Room, fitted Kitchen with Rayburn, Shower Room, Utility Room, Landing, 3 bedrooms, Bathroom, separate WC, oil fired central heating.

Flagged sun terrace. Rear garden with Summer House. Detached Garage and Workshop and adjacent hardstanding.

Good sized stone cobbled parking area for two cars. EE Rating E.





PARTICULARS FOR SALE

Forge Cottage occupies a prime position in High Street on the southern side of the beautiful Estate village of Hovingham, itself centred upon Hovingham Hall, the magnificent Mansion House designed and built by Thomas Worsley whose family still owns and controls the surrounding estate and who are largely responsible for the quality and attractiveness of the village and surrounding countryside.

Hovingham embodies many of the attractive qualities of a local Yorkshire village to include to a Saxon Church, stone architecture, a stream and ford and facilities include a village shop, bakery and restaurant. There is also a GP surgery, village hall, tennis court, bowling green, children's play area and a bus service between Hovingham and Malton.

Constructed principally of attractive stone elevations under a pantile roof, Forge Cottage is a handsome detached property built in the vernacular style and displays many typical features of the era to include Yorkshire sliding windows to the front elevation, period fireplaces and boarded doors and floors to many of the rooms. In recent times the property has been sympathetically upgraded to include re-tiling of the main roof and notable features comprise new Accoya timber windows to much of the house, stone and ceramic tiled floors, traditional Yorkshire sliding windows and a new Summer House with mains electricity and a workshop.

A boarded front door opens to a flagged Entrance Hall off which is a convenient Study and beyond, is an Inner Hall providing access to the two principal reception rooms comprising a charming Dining Room and beyond, an elegantly proportioned Sitting Room with Oak-effect ceramic tiled floor with underfloor heating, two wall light points, and fireplace with slate hearth, inlaid wooden overmantel and woodburning stove whilst French doors open to the rear terrace. There is a fine Dining Kitchen with Indian Fossil-Mint Sandstone floor, Shaker style units, plate rack, Oil-fired Rayburn 2-oven dual burner stove, double bowl ceramic sink unit with mixer tap. Adjacent is a Shower Room with WC and beyond, a Utility Room with worksurfaces, a flagged floor, plumbing for washing machine and sink unit with mixer tap. The principal bedroom is dual aspect with built-in wardrobe units to one entire elevation and there are two further bedrooms, Bathroom and separate WC.

Immediately to the rear of the house is a flagged west facing sun terrace bounded by a curved rustic stone wall making for a most wonderful sheltered summer seating and *al fresco* dining area. A flight of turning stone steps leads up to the garden which is lawn enclosed by a rustic timber fence with adjoining beds







containing a variety of annuals and perennials. To one corner is a south east facing timber built Summer House with mains electricity and adjacent to the driveway is a Garage and adjoining Workshop with concrete hardstanding to one side. Adjoining is a good sized stone cobbled parking area for a minimum of two cars.

VIEWING
Strictly by appointment through the sole agents, Messrs Humberts York office, telephone (01904) 611828.

DIRECTIONS
Upon entering Hovingham from the south, turn left into High Street and shortly after where the road bends to the right, Forge Cottage is on the left just before Mossburn Drive.

SERVICES
Mains water, electricity and drainage. Oil fired central heating.

TENURE
The property is held Freehold.

COVENANTS
There are certain restrictive covenants in favour of the Hovingham Estate.

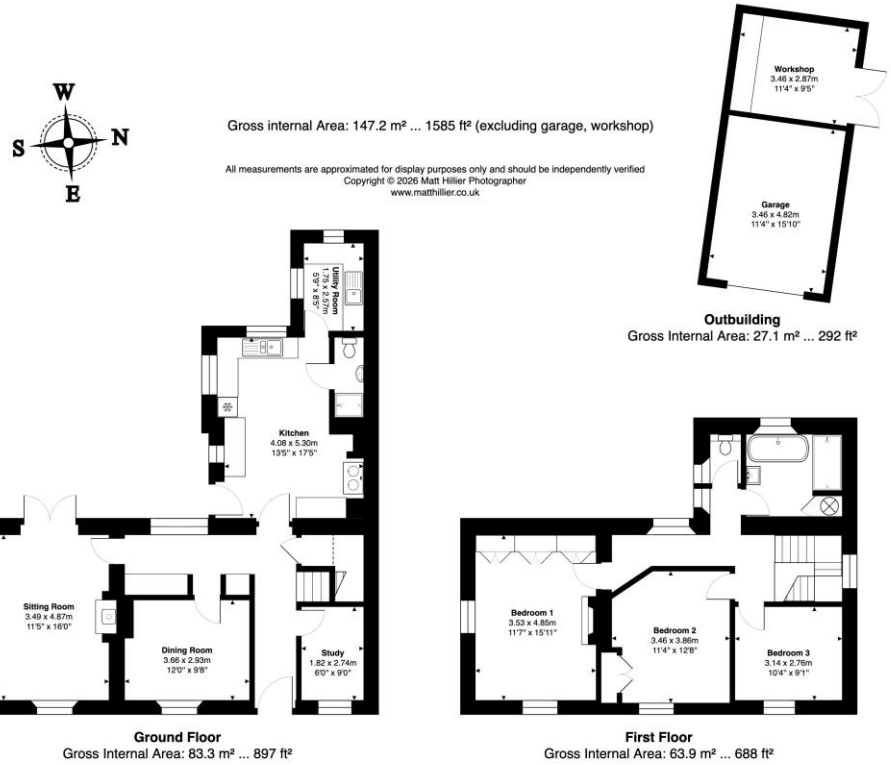
FIXTURES AND FITTINGS
All fixtures and fittings usually denominated Landlords' fixtures on the property and belonging to the Vendor will be included in the sale. Carpets, curtains, furniture, fixtures and fittings usually denominated Tenants' fixtures are excluded from the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, pictures, prints, light fittings and garden ornaments and statues are specifically excluded from the sale.

LOCAL AUTHORITY
North Yorkshire County Council Tel: (0300) 1312131

MONEY LAUNDERING LEGISLATION
In accordance with Anti Money Laundering Legislation, buyers will be required to provide identification documents to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. Your co-operation with this is much appreciated and will assist with the smooth progression of the sale.



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