



FORGE COTTAGE, MAIN STREET, LINTON ON OUSE
£765,000

Carter Jonas

FORGE COTTAGE, MAIN STREET, LINTON ON OUSE, YO30 2AY

Located in a prime Yorkshire village location, this residence has the added advantage of a separate cottage within its grounds which is utilised by the current owner as an 'Air B & B' providing a useful income.

'Forge Cottage', therefore, as well as being an attractive proposition for the family home purchaser also lends itself to the 'multi-generational' buyer and the Business/Investor buyer alike.

The primary residence offers ample accommodation for family living, including a formal lounge, two further sitting rooms for use as office, dining room or snug to suit personal requirements, and a family dining kitchen.

The first floor boasts a master bedroom with shower en-suit, (formally 2 separate bedrooms), 2 further bedrooms and a house bathroom.

The separate cottage is a 1 bedroomed self-contained residence which benefits from a feature lounge with bi-folding doors leading out onto an enclosed courtyard garden, dining kitchen, double bedroom with shower room en-suit and a useful separate w.c.

The outside space we consider to be substantial and has features to suit most requirements.

It comprises of lawned area, enclosed orchard ideal for family animals

vegetable patch, patio area and enclosed entertainment area.

There are also storage / garage area and parking facilities within the grounds.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

COUNCIL TAX E

EPC BAND E

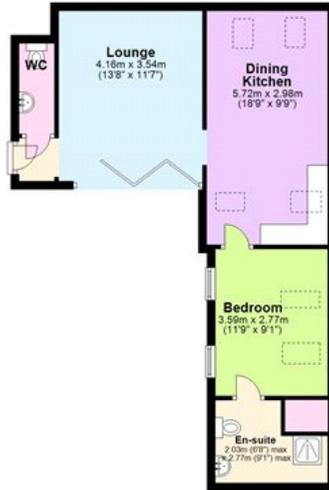
BEAUTIFULLY PRESENTED COTTAGE WITH A DETACHED ANNEXE, THAT OFFERS A STUNNING GARDEN SET IN A TRANQUIL, VILLAGE LOCATION







Ground Floor
Approx. 136.4 sq. metres (1468.9 sq. feet)



Total area: approx. 220.5 sq. metres (2373.9 sq. feet)

First Floor
Approx. 84.1 sq. metres (905.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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