



Ivy Cottage
Oulston, North of York



IVY COTTAGE, OULSTON, YORK, NORTH YORKSHIRE YO61 3RA

Approximate Distances: Coxwold 2 miles, Easingwold 4 miles, York 17 miles, Leeds 43 miles

AN EXTREMELY CHARMING MODERNISED PERIOD HOUSE WITH A WONDERFUL LANDSCAPED GARDEN FACING SOUTH OVER THE VILLAGE GREEN IN THIS RENOWNED ESTATE VILLAGE

Entrance Hall, Cloakroom, Drawing Room, Conservatory, Family Room, Dining Room, fitted Kitchen with Aga, Study/Garden Room, Laundry, WC, Rear Lobby/Boot Room. Landing, Master Bedroom Suite with en-suite Bathroom and Dressing Room, 3 further Bedrooms, House Shower Room, good sized Loft/Box Room. Oil central heating. EE Rating E.

Detached Double Garage. Exceptional landscaped sheltered rear garden.



PARTICULARS FOR SALE

Ivy Cottage occupies an unrivalled south facing position overlooking the green in the centre of the attractive estate village of Oulston, itself lying amidst the gently rolling countryside where the Vale of York rises towards the Howardian and Hambleton Hills. A short distance to the north is Newburgh Priory, the centre of the eponymous Estate which once owned many of the stone and pantile houses which characterize this distinctive and popular village of great character and charm. In nearby Coxwold is a well regarded public house and restaurant and there is a wide range of local services in the Georgian market town of Easingwold, about 4 miles away to the south. There are many natural attractions in the area to include the Hambleton Hills, the Howardian Hills and the North York Moors National Park.

Constructed of attractive mellow stone elevations under a pantile roof, Ivy Cottage is an intriguing blend of period charm and high specification, modern fixtures and fittings, all going to make for a most comfortable and easily manageable house of great character. Particular features include the superb south facing Drawing Room which comes complete with a plethora of structural timbers and beams, wall light points, three Yorkshire sliding windows overlooking the green and a large inglenook fireplace with a wood burning stove. To one end is a convenient Conservatory whilst opposite is a comfortable Family Room also replete with exposed timbers. Adjacent is a superb contemporary fitted Kitchen with Kardean slate-effect floor, 4-oven oil fired Aga, polished granite worksurfaces and a range of integrated units to include dishwasher and twin concealed retractable refrigerator drawers. Immediately adjoining, is a comfortable Dining Room with Kardean wood-effect floor and a good aspect towards the garden. At the northern end of the Kitchen is a spacious Study/Garden Room with French doors to the rear terrace. Close by are the Domestic Offices comprising a Laundry, WC and useful Rear Lobby/Boot Room. To the first floor is a well appointed Master Bedroom suite with contemporary ensuite Bathroom and adjoining Dressing Room with door also to a spacious Loft/Box Room. Completing the picture are three further bedrooms and a house Shower Room.

The gardens are completely private and lie immediately to the rear of the property and provide a most wonderful setting for this fine property. They are well stocked with a variety of trees, plants and shrubs and impeccably designed so as to provide a point of interest at all times of the year. Immediately to the rear of the house is an enclosed partly walled flagged terrace with Clipped Yew, Rambling Rose and Orange Blossom whilst adjacent to the house is a gravelled seating area providing a most wonderful summer seating and *al fresco* dining area. To the rear is an attractive rockery, to one side of which steps lead up to a higher flagged terrace bounded by espalier Cotoneaster. The garden is principally laid down to a shaped



lawn bounded by deep borders, each with its own characteristics brought about by an imaginative choice of plants. To the west side are Holly, Cotoneaster, Hydrangea, Lonicera Box and Bay. To the rear is a further bed containing Acer and Magnolia whilst adjacent is an ornamental pond bounded by Black Elder and Dogwood. To the eastern boundary is a further border containing Silver Birch, Osmanthus, Rhododendron, Peonies, Scots Elm and Beech.

VIEWING

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

DIRECTIONS

Approaching Oulston from the south, Ivy Cottage may clearly be seen on the left hand side facing south over the village green.

SERVICES

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

TENURE

The property is held Freehold.

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 Council

Tel: 0300 1312131

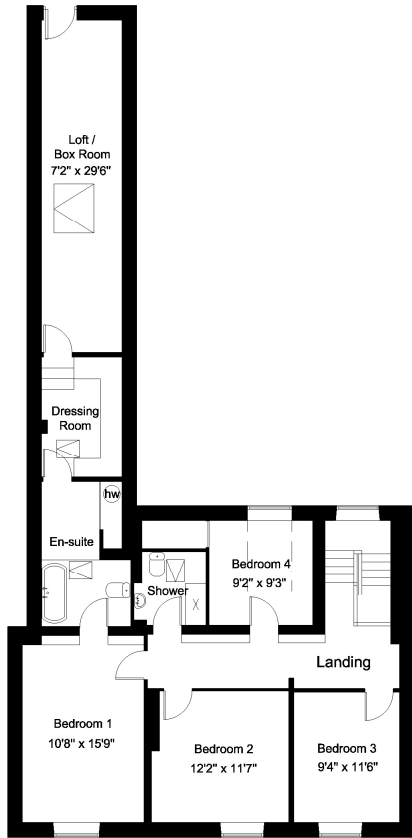
MONEY LAUNDERING LEGISLATION

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.

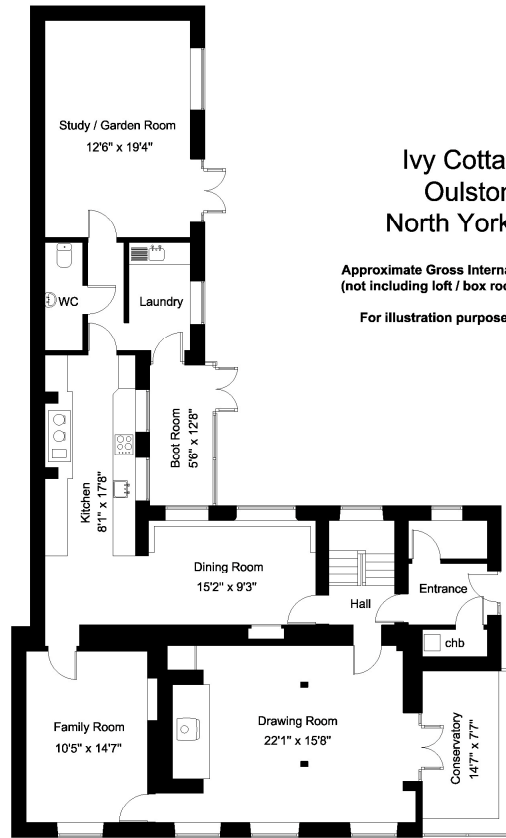
PHOTOGRAPHY

Photographs of the rear garden were taken in 2024.





First Floor



Ground Floor

Ivy Cottage
Oulston
North Yorkshire



Approximate Gross Internal Floor Area: 2,642 sq ft
(not including loft / box room)

For illustration purposes only. Not to scale.



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- The particulars are set out as a general outline only for the guidance of intending Purchasers. Whilst designed to be interesting and informative and intended to provide a fair and substantially correct overall description, they do not constitute nor constitute a part of, an offer or contract.
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- These particulars for sale are intended to be accurate and reliable. However, if there are any matters of particular importance to you and which you would like to discuss in more detail, please contact us and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		87
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)	40	
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Residential, rural and commercial agency | Professional services | Valuations | Investment

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11 Micklegate, York, North Yorkshire YO1 6JH
T 01904 611828
E york@humberts.com
W humberts.com