



Bridge Cottage,
Hovingham, North of York





BRIDGE COTTAGE, BROOKSIDE, HOVINGHAM, YORK, NORTH YORKSHIRE YO62 4LG

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

A MOST DELIGHTFUL LISTED HOUSE AND STUDIO/ANNEXE WITH SUBSTANTIAL DETACHED GARAGE, EXTENSIVE OUTBUILDINGS AND PRIVATE ENCLOSED COURTYARD GARDEN IN A WONDERFUL STREAMSIDE POSITION

Entrance Hall, Drawing Room, Dining Room, fitted Kitchen, Rear Hall/Boot Room, Cloakroom, Laundry/Boiler Room.
Master Bedroom with adjoining Dressing Room/Bedroom 4 and Shower Room, two further principal bedrooms, House Bathroom. Oil central heating. Security system.
Rear self-contained Annexe comprising Studio/Garden Room, Kitchenette and Bathroom.

Open fronted former Implement Shed. Workshop. Garden Store. Stone barn. Detached Double Garage. EPC Exempt.

Gravelled forecourt. Private and secluded courtyard garden. Rear composting area.

PARTICULARS FOR SALE

Bridge Cottage lies in a wonderful streamside setting in the heart 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, Myse restaurant, The Worsley Arms Hotel. There is also a GP surgery, village hall and a bus service between Hovingham and Malton.

A short distance to the north east lies Ampleforth, home to the renowned public school of Ampleforth College (now fully co-educational) where there is a well regarded Sports Centre offering a wide variety of activities to the general public. The well regarded co-educational preparatory school of Terrington Hall lies a few miles away to the south.

Constructed of attractive stone elevations under a pantile roof, Bridge Cottage is an extremely attractive period house built in the vernacular style and providing excellent and flexible living accommodation. From the Entrance Hall, panelled double doors open to a charming well proportioned dual aspect Drawing Room with an attractive open fireplace whilst twin sash windows look towards Becks Stream make for a most light and spacious principal reception room of great character. To the rear of the Hall, lies the Dining Room which leads to a Fitted Kitchen. Beyond a Rear Hall/Boot Room with Cloakroom off, is a spacious Laundry/Utility Room.

To the first floor is a fine Master Bedroom with sash window and bench seat overlooking the stream with a door to a Dressing Room/Bedroom 4 which links with an adjacent Shower Room. Completing the picture and with access off an Inner Landing are two further bedrooms and a House Bathroom.

To the side of the house is a good sized gravelled turning and parking area which leads direct to a substantial Detached Garage being a former stable and featuring

original hay racks and mangers. Close by is a Workshop. To the rear is a wonderful private courtyard garden partly enclosed by a rear Annexe currently used as a Studio/Garden Room but equally suitable as a Home Office or for letting purposes (subject to necessary consents). Adjacent is a substantial open fronted south facing Implement Shed currently used as a Games Room, whilst adjacent is a lofted Garden Store and adjoining which is a Barn of stone and pantile construction.

GENERAL REMARKS AND STIPULATIONS

VIEWING

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

DIRECTIONS

From the front of Hovingham Hall, travel north along Church Street and turn left past a small village green (Market Square). Continue to the eponymous bridge over Becks Stream and Bridge Cottage lies almost directly opposite.

SERVICES

Mains water, electricity and drainage. There is 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.

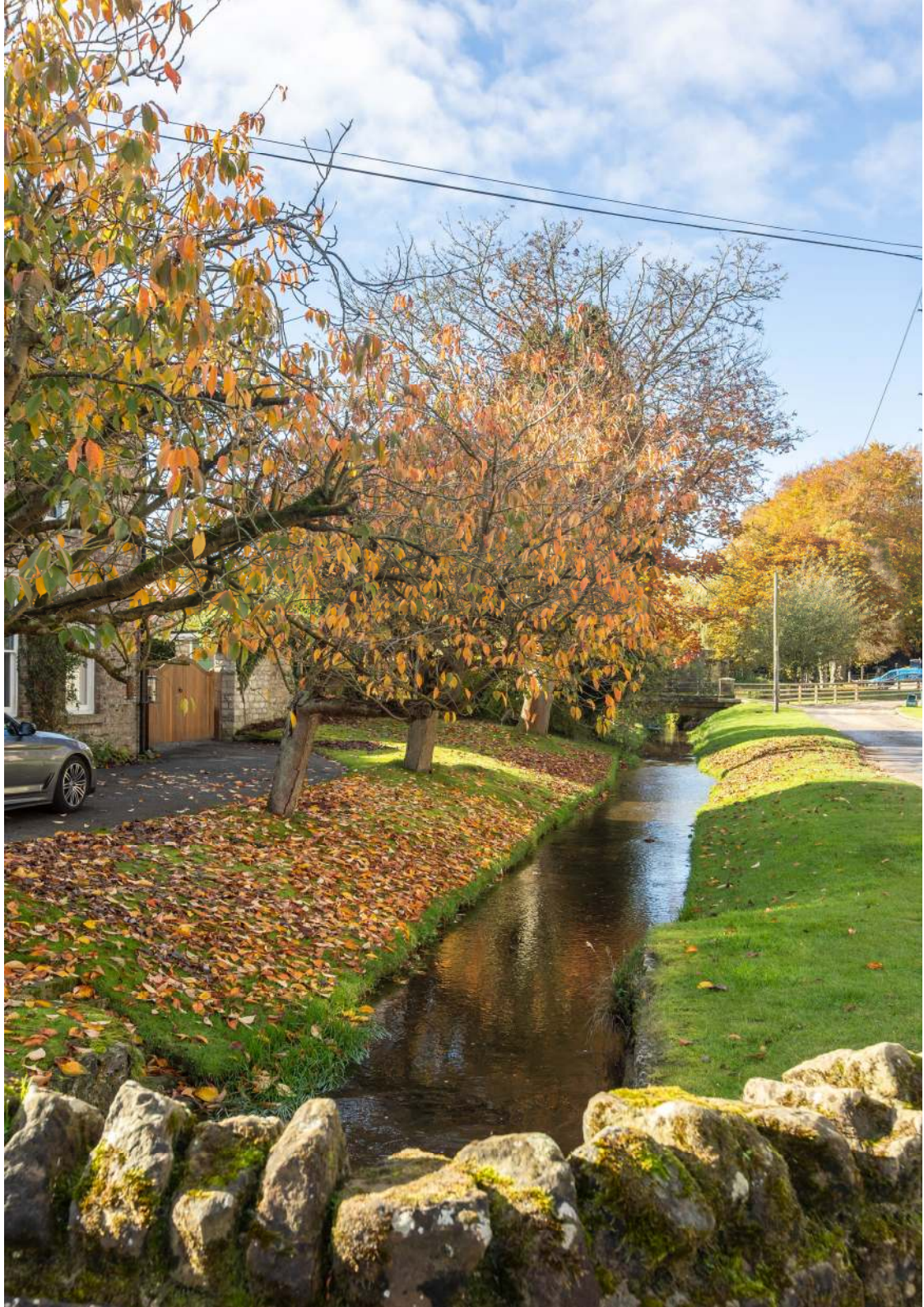
LOCAL AUTHORITY

North Yorkshire County Council Tel: (0300) 1312131

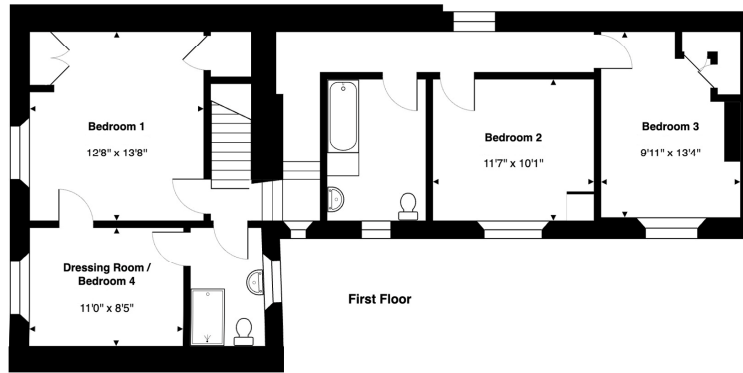
MONEY LAUNDERING LEGISLATION

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.





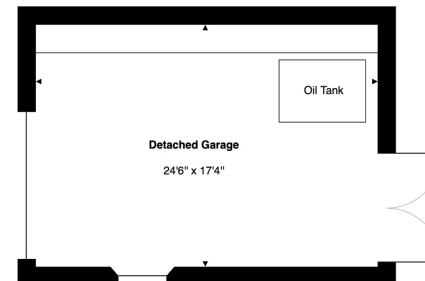
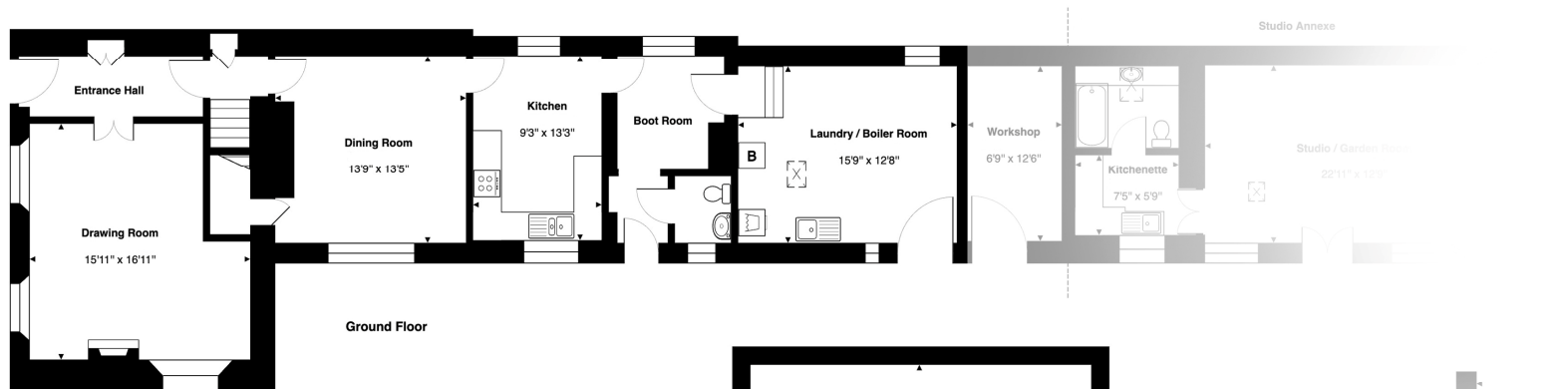
Bridge Cottage, Hovingham



Gross Internal Areas

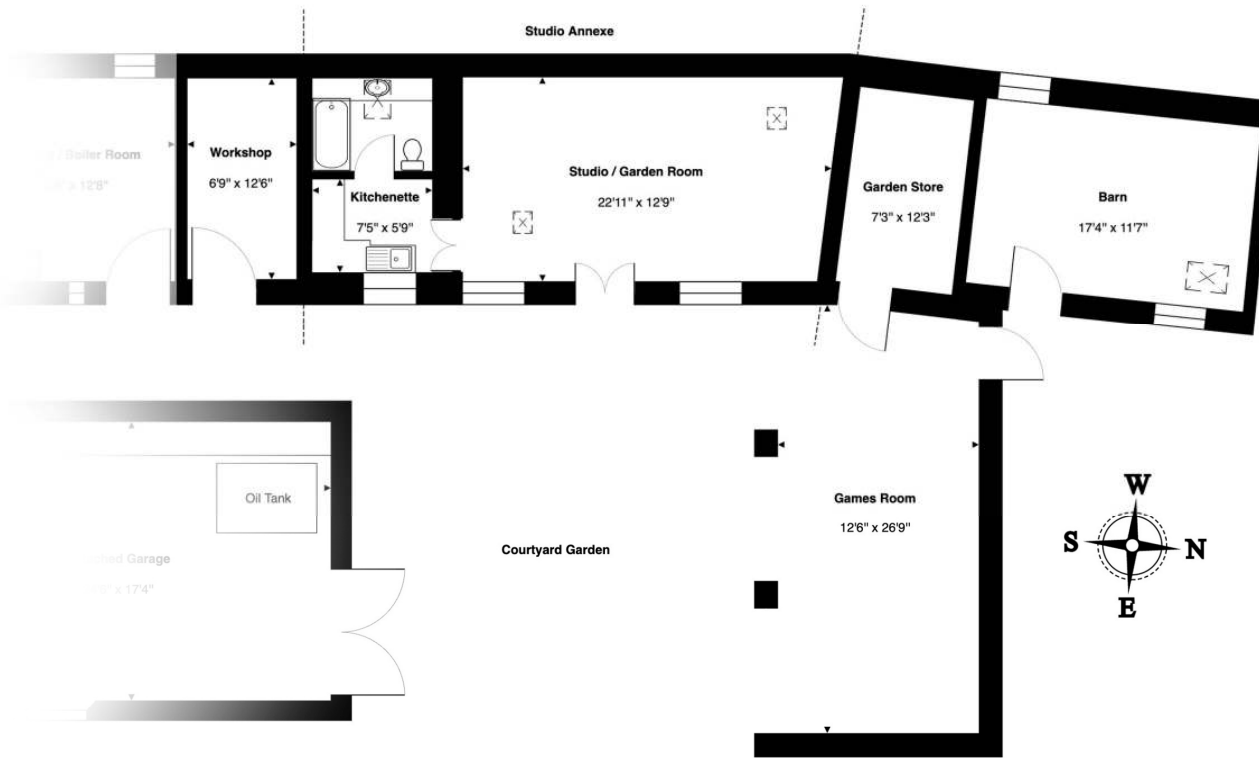
The House:	1,862ft ²
Studio Annexe:	404ft ²
Games Room:	328ft ²
Barn & Stores:	380ft ²
Detached Garage:	426ft ²
Total:	3,458ft²

All measurements are approximated for display purposes only and should be independently verified
 Copyright © 2025 Matt Hillier Photographer
www.matthillier.co.uk



Courtyard Garden

Games
12'6" x



All measurements are approximated for display purposes only and should be independently verified
 Copyright © 2025 Matt Hillier Photographer
www.matthillier.co.uk

IMPORTANT NOTICE

Messrs Humberts for themselves and for the Vendor of this property whose agents they are give notice that:

1. 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.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Nevertheless, any intending Purchasers should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Humberts has any authority to make or give any representation or warranty whatever in relation to this property on their behalf, nor to enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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

Humberts for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Humberts Limited or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wideangle lenses may be used.



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

