



## 2 Glebe Farm Cottages Octon

YO25 3EB

GUIDE PRICE

**£99,500**

2 Bedroom Mid Cottage

■ **Ulliyotts** ■  
EST 1891

01377 253456



Off Road  
Parking



## 2 Glebe Farm Cottages, Octon, YO25 3EB

### Lot 2 of 2

A RARE OPPORTUNITY to purchase a mid cottage in a rural setting. In need of modernisation and refurbishment.

The cottages have been in the ownership of the same family for more than 100 years. The cottages are situated in the very heart of the Yorkshire Wolds, much painted by David Hockney, with rolling open countryside interspersed with farmsteads often surrounded by woodland. Sledmere House and the Sykes family estate is to the west, the coastal towns of Bridlington and Scarborough to the east and north and the market towns of Driffield and Beverley to the south

The accommodation includes two bed rooms, lounge, separate kitchen and what may form a utility room.

If sold as separate lots a degree of separation will be required.

### OCTON

Octon is a hamlet comprising a handful of houses and farmhouses, largely bypassed by the modern world. The hamlet is situated just north of the old Roman road known as High Street (B1253) leading from the coast to York (Eberacum)



## Accommodation

### SITTING ROOM

16' 0" x 15' 10" (4.9m x 4.85m)

With Yorkist range. (Staircase in need of reinstating to first floor.) Door to understairs cupboard to be blocked up if the cottage is sold separately.

### KITCHEN

8' 10" x 7' 3" (2.7m x 2.23m)

With rear door.

### LANDING

### BEDROOM 1

16' 0" x 15' 10" (4.9m x 4.85m)

### BEDROOM 2

10' 9" x 8' 1" (3.28m x 2.48m)

with eaves ceiling.

### BATHROOM

To be created.

### OUTSIDE

Long grassed garden with frontage onto Octon Grange Lane. No.1 cottage to be responsible for erecting and maintaining in good repair a rear boundary fence not more than 1.8 metres above ground level along the boundary between the cottages.

### CENTRAL HEATING

None currently.

### TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

### SERVICES

Mains water and electricity. Drainage to be arranged.

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (no entry).

### NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

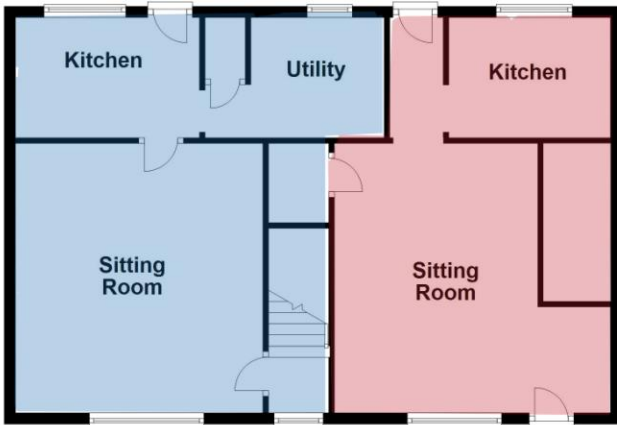
### VIEWING

Strictly by appointment with Ulllyotts.  
Regulated by RICS

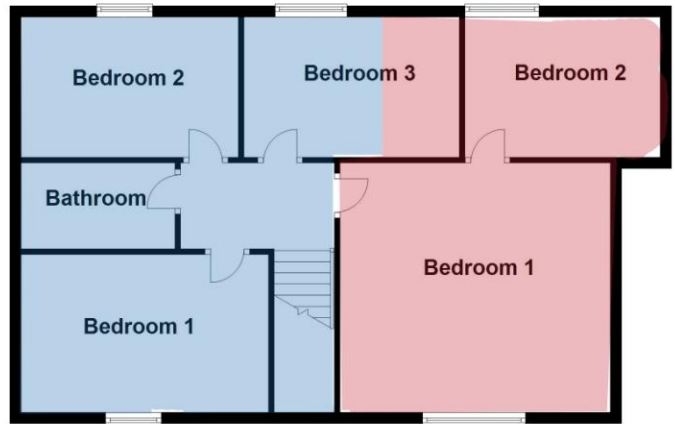
Plan showing current layout of adjoining cottages and prospective division.

No. 1 Cottage in Blue  
No. 2 Cottage in Red

**Ground Floor**



**First Floor**





Octon



# Why Choose Ulllyotts?



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# ■ Ulyotts ■

EST 1891



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