



1 The Cottage  
Kilham Road  
Langtoft, YO25 3TU

ASKING PRICE OF

**£325,000**

3 Bedroom Cottage

■ **Ulllyotts** ■  
EST 1891

01377 253456



Rear and Garden



Off Road  
Parking



Oil Central Heating

## 1 The Cottage, Langtoft, YO25 3TU

**This is a particularly attractive and characterful cottage located within a quiet country lane setting forming part of the Wolds village of Langtoft.**

The features of this property are too numerous to mention in full, however, this is a fully renovated home whereby care has been taken to sympathetically enhance each and every room retaining many original features and adding some along the way. The result is a superb combination of old and new. The accommodation itself features two reception rooms as well as a well fitted breakfast kitchen, separate utility room and WC. On the first floor are three bedrooms, with the master bedroom having an en-suite.

Though the accommodation is superb in itself, part of the property, which is again of merit is its exterior. This provides a fabulous vehicle access and generous off-street parking plus very extensive gardens which combine traditional gardens with more mature inclined woodland areas.

In summary, this is definitely a 'lifestyle' home in a true village setting and a full viewing of this property is unlikely to disappoint.

### LANGTOFT

The traditional rural Yorkshire Wolds village of Langtoft is home to a cosy country pub, well stocked community shop, active bowling green and the historic St Peters Church. The village also features a memorial dedicated to one of England's oldest poets Peter de Langtoft, born in the village in the 13th Century.

The village of Langtoft is a short car journey away from York, Scarborough and Bridlington making it an ideal location to access the coast and its beaches, as well as stunning countryside walks. It is within the catchment area for excellent local schools, Kilham Primary and Driffield Secondary. Transport is provided for these schools.

The vibrant historic market town of Driffield is 5 miles away featuring everything you would expect and need, from excellent independent cafes, restaurants and bars to a fully equipped leisure centre, alongside a bustling traditional market held on Thursdays. Driffield has fantastic medical services and rail links to major stations including Leeds, York and Sheffield, perfect for commuters.



Lounge



Dining Room



Dining Room



Dining Room Fire

## Accommodation

### LOUNGE

12' 9" x 10' 8" (3.9m x 3.27m)

Stunningly presented formal lounge with dual aspect windows featuring a multifuel burning stove set on a tiled hearth with timber overmantel and brick fireplace makes this a real focal point. Exposed beamed ceiling, wood effect ceramic tiled flooring and radiator.

### DINING ROOM

13' 6" x 12' 9" (4.12m x 3.9m)

A beautifully appointed room with feature brick fireplace housing a log burning stove, exposed beamed ceiling and wood effect ceramic tile flooring. Two windows to the front elevation and solid oak doors and staircase leading off to the first floor. Radiator.

### BREAKFAST KITCHEN

A very modern kitchen but still very much in keeping with the character of this charming cottage. Fitted with a wealth of quality wall and drawer units along with wooden worktops and complimentary up stands. The kitchen also includes a useful contemporary breakfast island with additional units. Integrated appliances include microwave, dishwasher and ceramic Belfast sink with instant hot water tap along with free-standing Range Master having an extractor hood over. Stainless steel splash back and recess for an American-style refrigerator.

uPVC French doors open out into the rear garden. Dual aspect windows and wood effect ceramic tiled flooring.

### ENTRANCE

Accessed from the rear of the property.

### CLOAKROOM/WC

With half height wooden wall panelling, low-level WC and wash hand basin. Wood effect ceramic tiled flooring. Radiator.

### UTILITY/BOOT ROOM

8' 0" x 12' 9" (2.44m x 3.9m)

Offering complimentary units and worktops to those in the kitchen and with additional space and plumbing for white goods. Wood effect ceramic tiled flooring and dado rail. Radiator.

### FIRST FLOOR

#### MASTER BEDROOM

13' 11" x 8' 10" (4.25m x 2.71m)

A generous double rear facing bedroom with vaulted ceiling having views onto the garden. Radiator.



Breakfast Kitchen



Breakfast Kitchen



Cloakroom/WC



Utility/Boom Room

### EN-SUITE

With modern "Mira" digital shower and rainfall shower head having full height tiling. Low-level WC and wash basin with mixer tap. Wood effect ceramic tiled floor and chrome heated towel rail.

### BEDROOM 2

12' 9" x 10' 8" (3.9m x 3.27m)

A double room with dual aspect windows. Radiator.

### BEDROOM 3

12' 9" x 10' 3" (3.9m x 3.13m)

Again a double room with built-in storage cupboard and front window. Radiator.

### BATHROOM

With white three-piece suite comprising bath having full height tiling surround, mixer taps and shower head, low-level WC and wash hand basin. Velux window and spotlights. Wood effect ceramic tiled flooring and chrome heated towel rail.

### OUTSIDE

The property enjoys double gated access to multiple vehicle drive, the gates have provision of wiring for electric gates.

Being another highlight of the property, the rear garden is extensive. There is a large patio which provides a lovely seating and dining space overlooking the contemporary part of the garden including Indian stone, mature fruit trees, outdoor storage and outdoor lighting giving way to a further area of garden which has a more woodland feel.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 113 square metres.

### CENTRAL HEATING

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### TENURE

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

### SERVICES

Mains water, electricity, telephone and drainage.



Bedroom



En-suite



Bedroom

### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be confirmed).

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (D). This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.

### 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.

### WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES\* - CALL US NOW

\*by any local agent offering the same level of service.

### VIEWING

Strictly by appointment with Ulllyotts.

Regulated by RICS



Bedroom



Bathroom



Bathroom



Large patio



Front



Multifuel burning stove



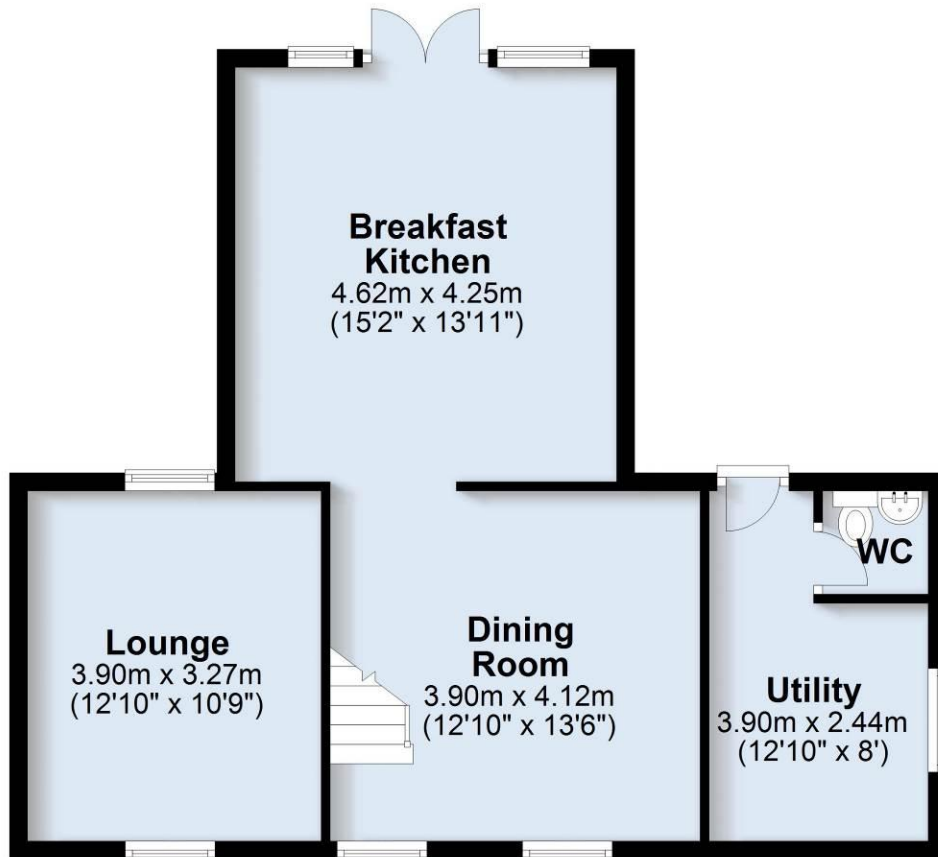
Post Box



Garden

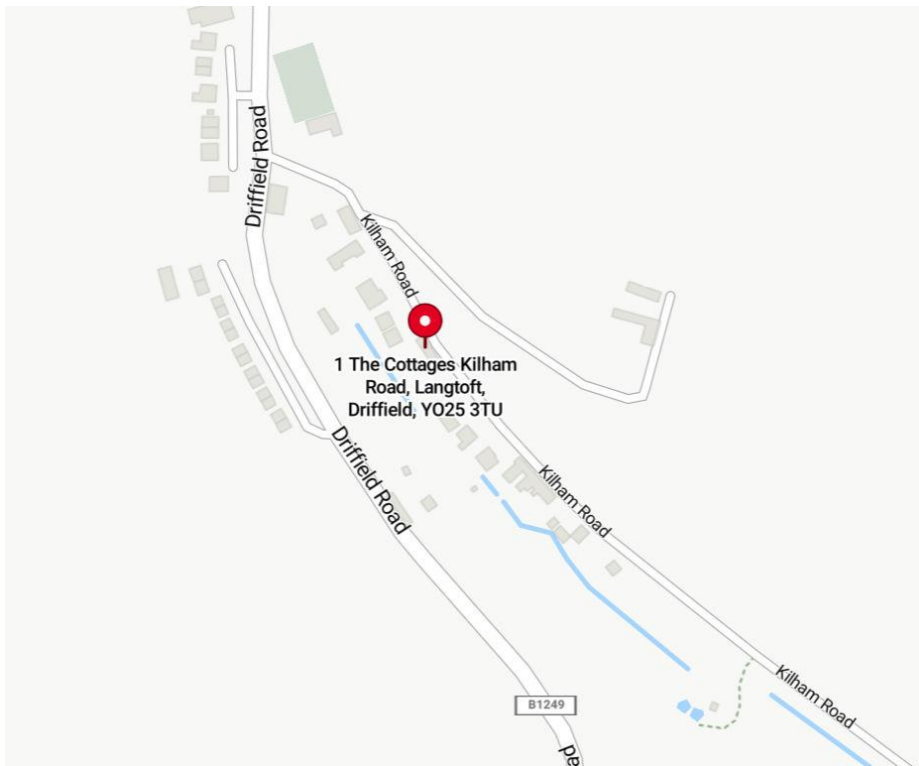
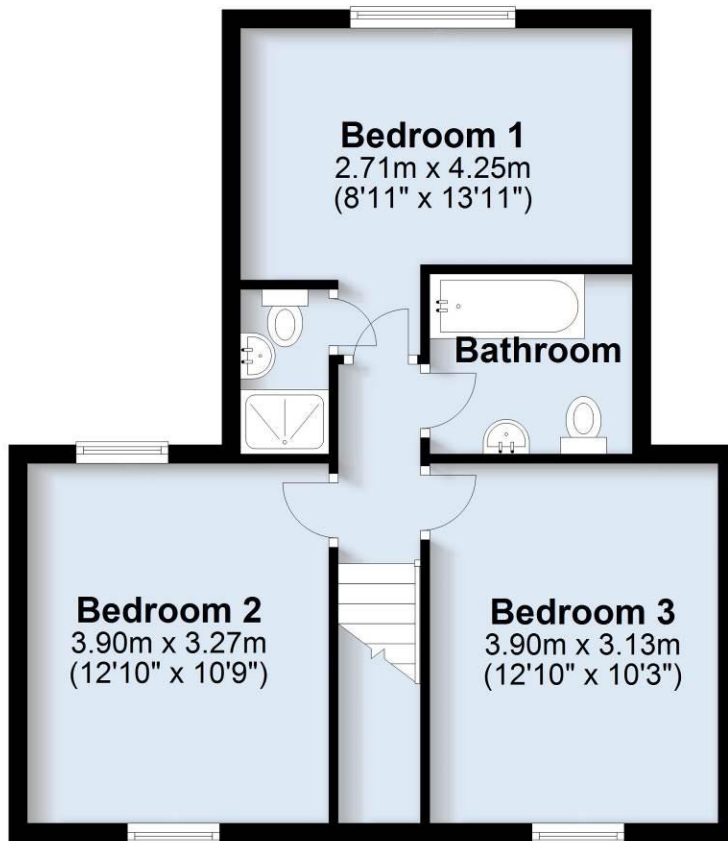
The stated EPC floor area, (which may exclude conservatories),  
is approximately 113 sq m

## Ground Floor





# First Floor



## Why Choose Ulyotts?



Our guarantee to you  
**We will never be  
beaten on fees!**

- ✓ **Knowledge & Experience**  
Established in 1891, Ulyotts know the local market.
- ✓ **Dedicated Teams**  
Experienced sales teams who live locally and know the area.
- ✓ **Competitive Fees**  
Ulyotts guarantee that we will never be beaten on fees.
- ✓ **Proven Results**  
Don't just take our word for it... See the above Rightmove pie chart.
- ✓ **Professional Accreditations**  
Registered with the RICS (Royal Institution of Chartered Surveyors) and Ombudsman Scheme registration number 017661.

## Testimonials

*“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*

*“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”*

*“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”*

# ■ Ulllyotts ■

EST 1891



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