CLUBLEYS

The Limes, Main Street, Holtby, YO19 5UD

Offers Over £500,000







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ABOUT THE PROPERTY

Situated in the highly regarded village of Holtby, The Limes is a charming Grade II listed cottage dating back to the late 18th century, offering a wealth of original features, versatile accommodation and the added benefit of a self-contained one-bedroom annexe. This distinctive property presents an excellent opportunity for buyers seeking a characterful period home with additional living space.

Stepping inside, the cottage is full of charm, with original sash windows, exposed ceiling beams, feature fireplaces and wooden flooring. The dining room boasts an impressive inglenook fireplace with log burner, while the adjoining sitting room features a further log burner, creating two inviting reception spaces. The fitted kitchen combines traditional character with modern practicality, offering integrated appliances, a pantry and a feature fireplace housing a range cooker, which may be available by separate negotiation. A cosy snug provides additional living space.

Upstairs, there are three bedrooms, including a principal bedroom with fitted wardrobes and a feature fireplace. The third bedroom, currently used as a home office, features a charming bookshelf nook. The family bathroom is fitted with a three-piece suite comprising a P-shaped bath with electric shower over, wash hand basin and WC. Access to the apple loft completes the first floor.

Outside, the property benefits from a generous garden, patio seating area, summerhouse and substantial brick-built garage, together with ample driveway parking.

The self-contained one-bedroom annexe is a particular highlight, offering flexible accommodation for family or guests, with potential for holiday letting subject to the necessary consents.

Combining period charm, generous accommodation and a desirable village setting, The Limes is a unique home that truly deserves to be viewed.




TAKE AWAY
FOOD SERVICE
MUM











Tenure: Freehold
City of York Council
Band: D

THE ACCOMMODATION COMPRISES;-

MAIN HOUSE

GROUND FLOOR

ENTRANCE PORCH
Front entrance door.
Tiled floor, door to;-

DINING ROOM
4.07 x 3.26 max (2.82 min) (13'4" x 10'8" max (9'3" min))
Window to front.
Log burner set in inglenook fireplace, ceramic wood effect tiled floor and radiator.

SITTING ROOM
4.09 x 4.05 max (13'5" x 13'3" max)
Window to front.
Log burner and radiator.

KITCHEN
3.91 x 3.55 (12'9" x 11'7")
Door and window to side.
Wall and base units comprising of working surfaces, sink, integrated fridge freezer, dishwasher, plumbing for washing machine and space for range style oven. Ceramic wood effect tiled floor, door with stairs to first floor and under stairs cupboard.

SNUG
3.86 x 3.10 (12'7" x 10'2")
Window to rear.
Radiator.

FIRST FLOOR

LANDING
Door with access to the "apple" loft.

BEDROOM ONE
4.12 x 3.92 max (13'6" x 12'10" max)
Window to front.
Feature fireplace, fitted wardrobes to one wall and radiators.

BEDROOM TWO
4.10 max x 3.90 max (13'5" max x 12'9" max)
Window to front.
Radiator.

BEDROOM THREE / STUDY
4.63 max x 2.25 (15'2" max x 7'4")
Window to side.
Feature fireplace, radiator.

BATHROOM
2.33 x 2.08 (7'7" x 6'9")
Window to side.
Suite comprising panelled bath with shower over, low flush WC and wash hand basin. Fitted cupboard, tiled floor and part tiled walls, heated towel rail.

ANNEXE

GROUND FLOOR

OPEN PLAN LIVING AREA
4.84 x 3.40 (15'10" x 11'1")
Door and window to rear.
Kitchen area comprising wall and base units with working surfaces, integrated oven and hob with extractor fan over, sink, integrated fridge freezer. Stairs to first floor and under stairs cupboard housing boiler. Radiator.

FIRST FLOOR

BEDROOM
4.90 max x 3.55 max (limited head space) (16'0" max x 11'7" max (limited head space))
Velux window to rear.
Radiator.

SHOWER ROOM
1.80 x 0.97 (limited head space) (5'10" x 3'2" (limited head space))
Suite comprising corner shower cubicle and low flush WC with built in wash hand basin. Tiled floor and radiator.

OUTSIDE
Externally, the property offers a gravel driveway with ample parking, a substantial brick-built garage, summerhouse, patio and a generous garden — providing excellent space for relaxing and entertaining. There is also an outside water and electric supply.

DETACHED GARAGE
Double doors to front and personnel door to side and windows to side.
Power and lighting.

ADDITIONAL INFORMATION
Tenure: Freehold.

EPC Rating: Exempt as grade II listed.

York City Council -Tax Band D.

SERVICES
The property has the benefit of mains water, electricity, gas and drainage.

APPLIANCES
None of the appliances have been tested by the Agents.

AML OBLIGATIONS
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe and secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for the biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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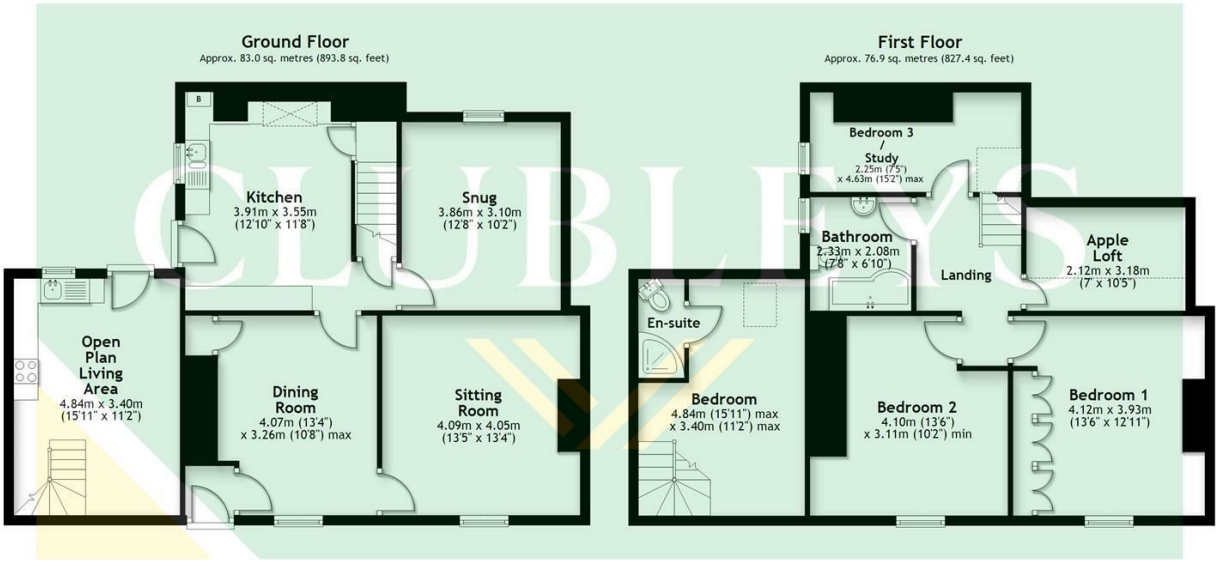





YORKSHIRE
POPPLETON







Total area: approx. 159.9 sq. metres (1721.2 sq. feet)

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

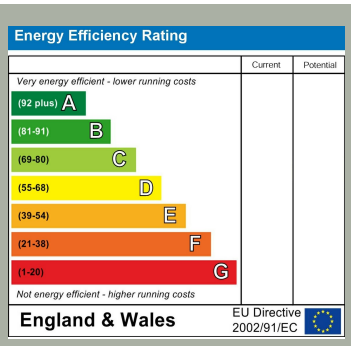
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.