



TANNERY COTTAGE, WELBURN, YORK
£675,000

Carter Jonas

TANNERY COTTAGE, WELBURN, YORK, YO60 7DZ

Tannery Cottage stands in 0.63 acres at the centre of Welburn, enjoying an elevated position with superb views towards the Temple on the Castle Howard estate. Offering more than 1500 sq ft and clear potential to extend, it includes secure gated parking, a garden room/home office, garage/workshop and beautifully landscaped grounds that open into a field/orchard with specimen trees, a wildlife pond and meadow planting.

The heart of the home is a spacious L-shaped kitchen/dining/living room with a lantern roof, sliding doors to the garden and a 20 ft sitting area with a wood-burning stove. A separate study/snug provides an additional reception room and works perfectly as a ground floor fourth bedroom. A utility room, boot room, pantry storage and a large wet room complete the ground floor layout which has the added benefit of underfloor heating.

Upstairs, the main bedroom was enlarged by moving a simple stud wall at the expense of the third bedroom; this can be easily reversed to reinstate three proper bedrooms, giving buyers flexibility in how they use the space. The landing enjoys a striking outlook to the Temple and opens onto a reinforced flat roof with potential for a roof terrace. A smart house bathroom and a large, part-boarded loft with further potential complete the upper levels.

Outside, the 0.63-acre plot is a major feature with wide gated parking, a greenhouse and workshop, plus a field garden planted with fruit trees, raised beds, wildflowers and a pond. The insulated garden room (2023) provides an ideal office or studio opening onto a sunny terrace. In addition, Tannery Cottage has the advantage solar panels and Tesla power wall battery storage system.

Welburn is a highly regarded Conservation village with a pub, café/bakery, school and rapid access to the A64 for York, Malton and Leeds.

TENURE Freehold

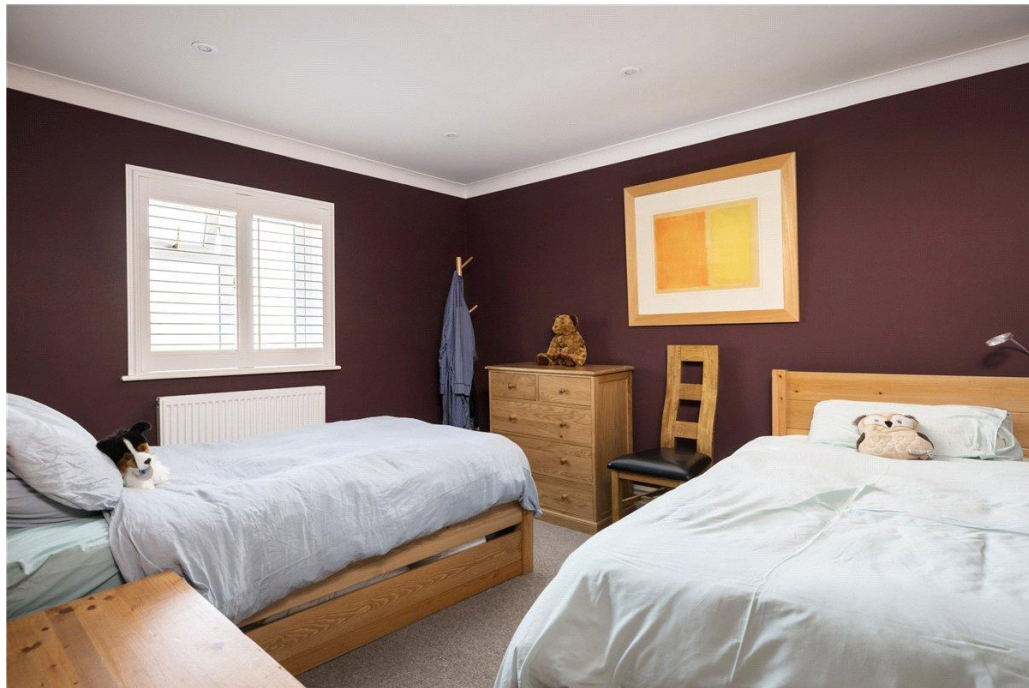
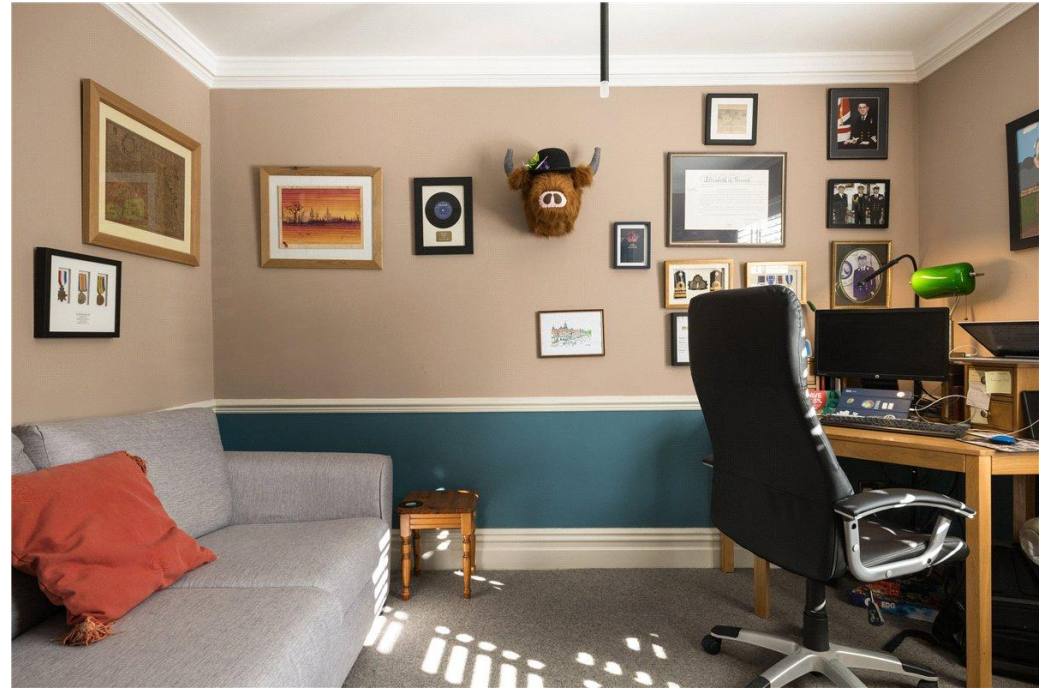
LOCAL AUTHORITY Ryedale

COUNCIL TAX BAND F

EPC BAND B

STUNNING COTTAGE STYLE RESIDENCE SET WITHIN OVER 0.5 ACRE OF LAND. OFFERING SUPERB AND VERSATILE ACCOMMODATION TO SUIT A VARIETY OF PURCHASERS.





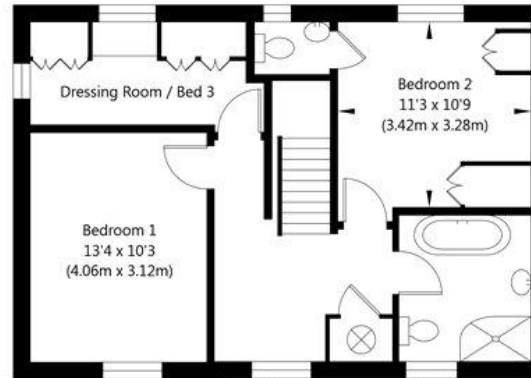


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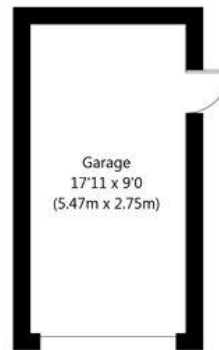
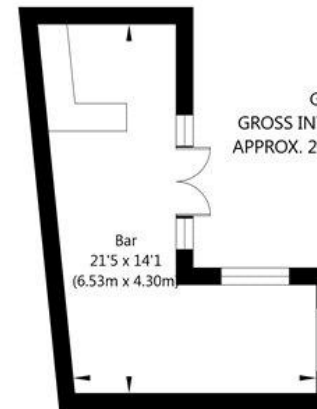
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 964 SQ FT / 89.53 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 573 SQ FT / 53.22 SQ M



Garden Room
GROSS INTERNAL FLOOR AREA
APPROX. 200 SQ FT / 18.61 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House - 1537 SQ FT / 142.75 SQ M
Garden Room - 200 SQ FT / 18.61 SQ M
Total 1737 SQ FT / 161.36 SQ M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data