



Wyville Cottage Green Dyke Lane | Slingsby, York

A superb residential redevelopment project in the heart of the highly sought-after village of Slingsby. Wyville Cottage comprises a Grade II listed cottage with full planning permission and listed building consent to extend into the adjoining former bakery to create a substantial 3 no. bedroom property. This presents a rare opportunity to the open market in this location and viewing is essential.

- Superb redevelopment opportunity
- Grade II listed cottage and adjoining former bakery
- Outside courtyard gardens with off-street parking
- VIEWING ESSENTIAL
- Sought-after village location
- Full planning permission and listed building consent for conversion to extend the single dwelling
- Separate General Purpose building

Guide Price £299,950



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ACCOMMODATION

Currently, the accommodation briefly comprises:

ON THE GROUND FLOOR

SITTING ROOM

18'3" x 14' (5.56m x 4.27m)

Side aspect timber frame windows to the side, French doors to outside, cast iron wood-burning stove

INNER LOBBY/STUDY

15'3" x 8'2" (4.65m x 2.49m)

Timber frame single glazed window, cupboard off.

DINING ROOM

14'2" x 11'7" (4.32m x 3.53m)

With cast iron wood-burning stove on stone hearth, vaulted ceiling with Velux rooflights.

KITCHEN

14'1" x 10'5" (4.29m x 3.18m)

Side aspect timber frame single glazed window, range of fitted base and wall mounted units, twin ceramic sink with chrome mixer taps over, integrated electric oven, 4 ring hob with extractor hood over, plumbing for washing machine.

INNER HALL

8'2" x 3'7" plus 7' x 5'2" max (2.49m x 1.09m plus 2.13m x 1.57m max)

Door to outside, cupboard.

BEDROOM 1

11'1" x 7'7" (3.38m x 2.31m)

Timber frame single glazed window to the side.

BATHROOM

7'8" x 5'5" (2.34m x 1.65m)

Three piece suite comprising panelled bath, wc and pedestal wash hand basin.

THE FORMER BAKERY

19'3" x 14'11" (5.87m x 4.55m)

Double doors to the front onto Green Dyke Lane, side aspect timber frame window, door to rear, radiator, first floor section (19'5" x 9'7").

OUTSIDE

To the east elevation, there is a courtyard area with vehicular access from Green Dyke Lane, providing ample parking and garden areas.

The door along the west elevation is to be blocked off by the buyer upon completion. Internal doorways into the adjoining residential property are to be blocked off also.



STORAGE BUILDING

38'3" x 18'6" (11.66m x 5.64m)

Concrete block construction with concrete floor. Double timber doors to the front elevation, onto Green Dyke Lane.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents. Tel: 01653 692151.

COUNCIL TAX BAND

We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band F. The full EPC can be viewed at our Malton office.

PLANNING

Full Planning Permission (ZE23/00440/FUL) and Listed Building Consent (ZE23/00441/LBC) have been granted for the conversion of the former bakery into an extension of the existing dwelling. The consents are dated 25th August 2023. A copy of the Decision Notices and the associated approved plans are available by request from the selling agents, BoultonCooper, Malton office. The floor plan affixed to these sales particulars shows the proposed layout.



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PROPOSED PLAN Based on Architects Drawings
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1796 SQ FT / 166.79 SQ M - (Excluding Storage Building)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

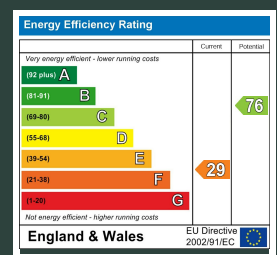
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