



HUDSON  
MOODY

**Blackburn Cottage Main Street, Newton On  
Derwent, York YO41 4DB**



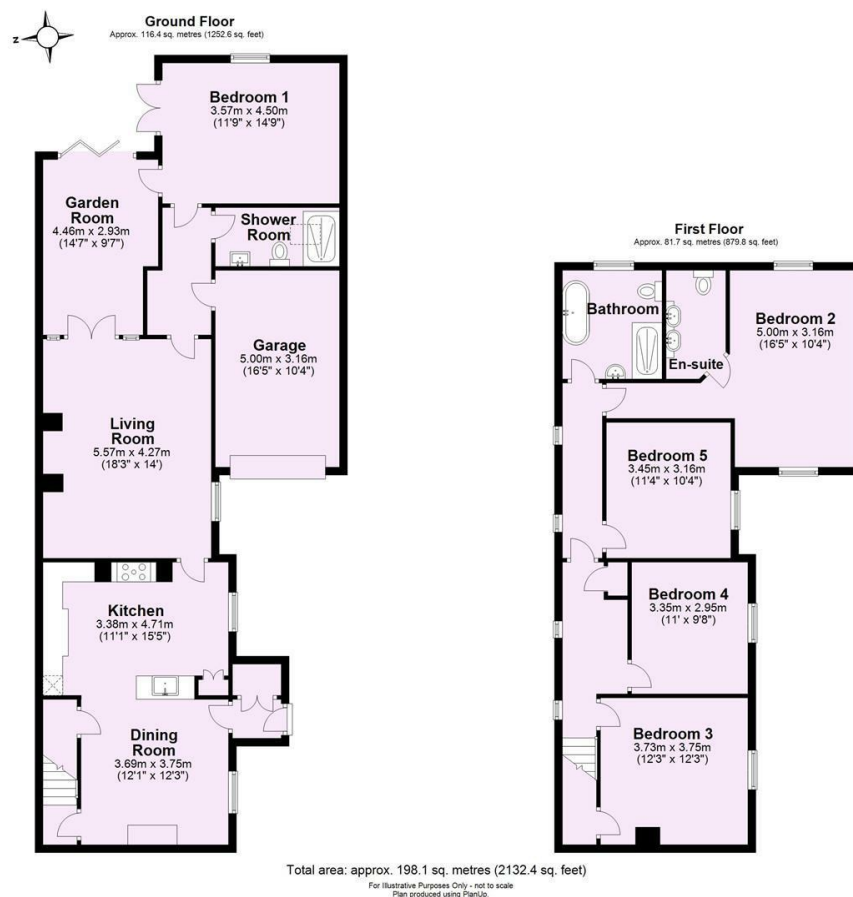
A lovely character cottage with beautiful private gardens, stables and garaging located within a highly desirable village to the east of York. Approximately 4.74 acres of paddock land is available by separate negotiation.

- Charming 5 Bedroom Period Home
- Kitchen Diner + Pot Belly Multi Fuel Stove + Range Oven
- Living Room + Oak Engineered Flooring + Open Fireplace
- Garden Room + Bi-Fold Doors to the Patio + Garden
- Ground Floor Bedroom with Adjacent Contemporary Shower Room
- Stunning House Bathroom. Main Bedroom + En-Suite Wash Basin/WC
- 2 Double Stable Block. Hay Store. Integral Garage + Additional Garage in Garden
- Beautiful Private Gardens.
- Village Pub + Walks.
- Call Hudson Moody to View. EPC: E

**Guide Price £795,000**

**Tenure: Freehold**

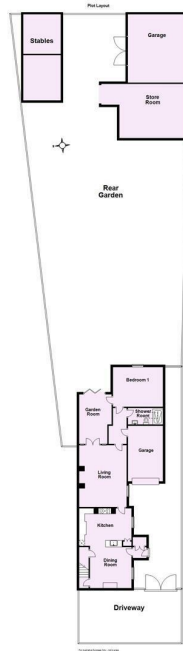
**Council Tax Band: D**



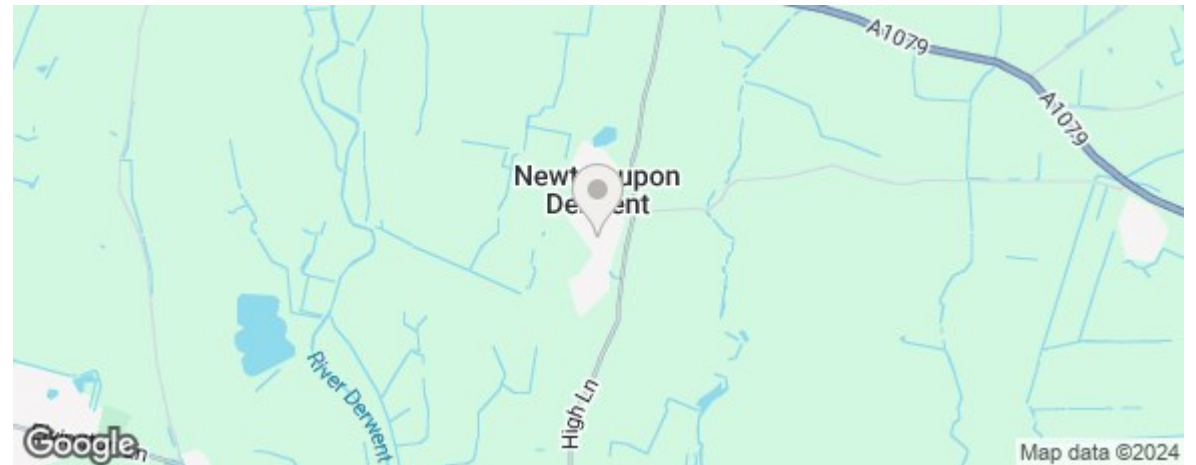








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	52	70
England & Wales	EU Directive 2002/91/EC	



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#### IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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