



HUDSON  
MOODY

Holly Bush House Main Street, Low Catton, York YO41 1EA



A striking village farmhouse dating back to circa 1875, requiring modernisation and refurbishment. Standing in private grounds of around ONE QUARTER OF AN ACRE towards the edge of a highly regarded rural village; complimented by far reaching countryside views, attractive gardens and double garaging.

This charming Victorian farmhouse is likely to be most suited to families and offers much opportunity to be modernised. The property occupies a lovely private position towards the edge of a highly regarded commuter village, only 8 miles to the east of York.

Entrance vestibule -- Entrance hall -- Family room/Snug -- Shower room/Cloaks -- 'L' shaped Living Dining room spanning the full property depth with feature open fireplace; enjoying both garden views and access -- Kitchen Breakfast room -- Utility -- Side porch.

1st floor: 5 Bedrooms. House bathroom. Airing cupboard. Many of the bedrooms enjoy open countryside views.

Outside - The property is approached via a brick pillared entrance into a gravelled drive leading up to a detached double garage with twin electric doors. There are attractive gardens to the front, rear and side of the property which comprise a good variety of plants and trees including Conifers, Holly and fruit trees including both Apple and Plum. Immediately to the rear of the property is a paved patio. Brick outbuildings include a boiler room and garden/log store. Greenhouse.

In summary a handsome period property, standing on a good sized plot located within a popular rural village to the east of York.

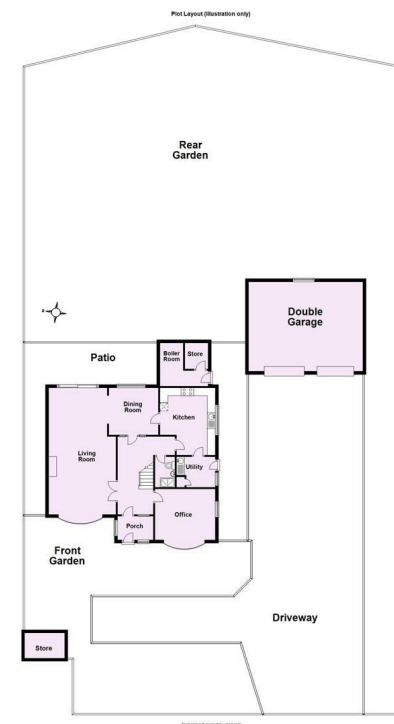
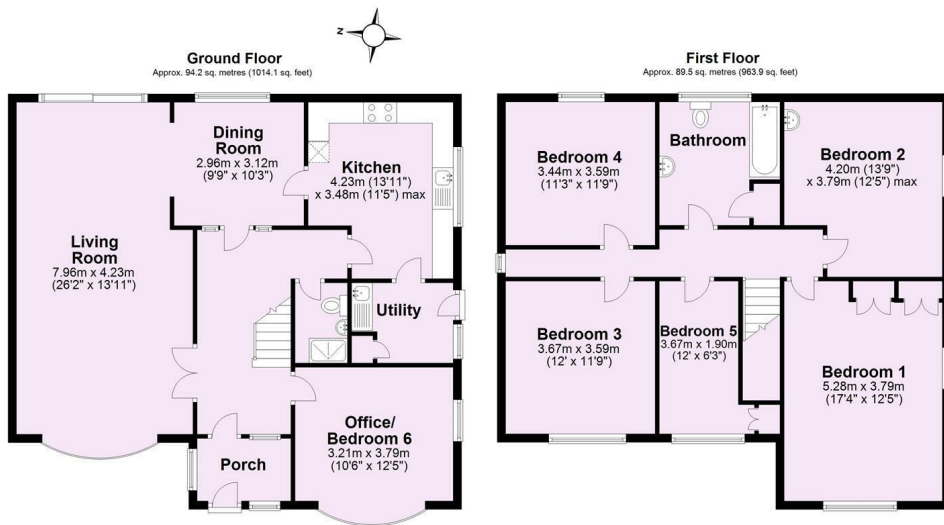


- 5 Bedroom Detached House
- Approx 1/4 Acre Plot
- Stunning Countryside Views
- Opportunity to Remodel/Modernise
- Double Garage
- Constructed circa 1870's
- No Onward Chain
- EPC: F
- Call Hudson Moody to View

**Guide Price £650,000**

Tenure: Freehold



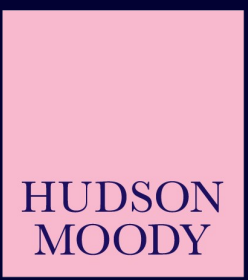


For illustrative Purposes Only - not to scale  
Plans produced using PlanItUp.



Energy Efficiency Rating	
	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	
<b>Current</b>	<b>Potential</b>
<b>36</b>	<b>75</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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