

Peter
illingworth
ESTATE AGENTS



**Harwood Cottage,
Low Street
Lastingham, York YO62 6TJ
Price Guide £685,000**

www.peterillingworth.co.uk
Freehold, EPC Band F
Property Tax Band F

Harwood Cottage is an attractive period stone detached house set in the highly regarded village of Lastingham. Full of charm and character, the property enjoys an excellent position with beautifully stocked gardens, a paddock, and grounds extending in all to approximately **1.17 acres**. Offering comfortable accommodation, the cottage benefits from **oil-fired central heating, double glazing**, private car standing and a **double garage**.

The ground floor features a welcoming dining room with dual aspect bay windows at the centre of the home, a spacious sitting room with triple-aspect windows, and a well-proportioned kitchen with direct access to the garden. A useful ground-floor bathroom completes the layout. The first floor offers **four bedrooms**, including a generous main bedroom, enjoying garden and hillside outlooks and an adjacent bathroom.

Externally, Harwood Cottage stands within beautifully tended gardens, rich with mature planting, borders, lawned areas and sheltered seating spots. Beyond the main garden lies a hillside paddock—ideal for hobby use, small livestock, or simply enjoyed as extended green space. The double garage and driveway provide ample parking.

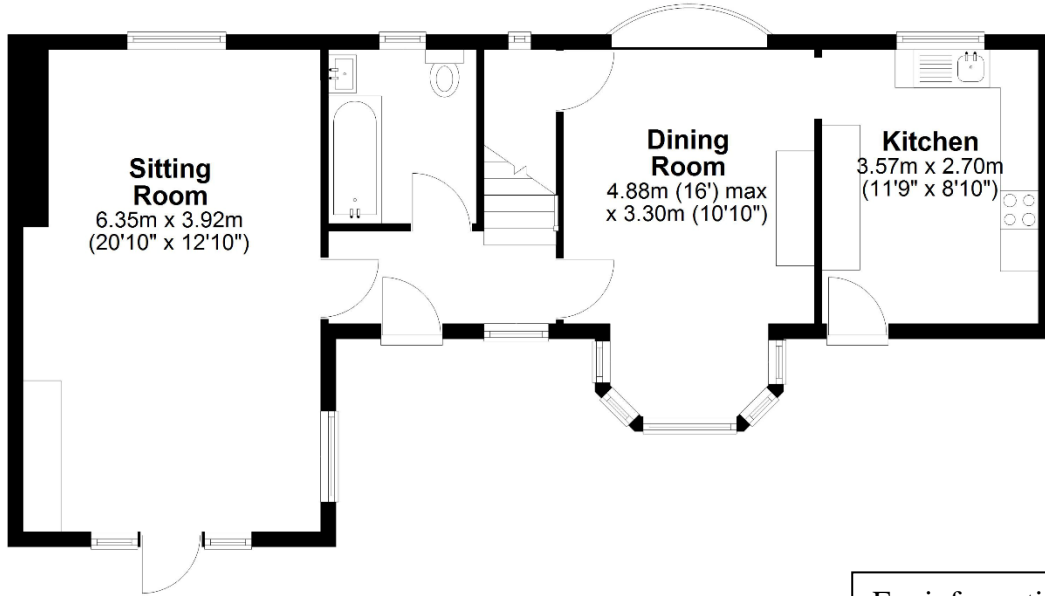
Lastingham is a picturesque village in the outstanding North York Moors National Park, known for its historic church, St Marys with its historic crypt, plus the four 'holy wells' or secret springs and scenic walking routes. Amenities include the Blacksmith's Arms and Lastingham Grange Hotel. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.

A rare opportunity to acquire a charming period home with land in an exceptionally desirable moorland village—early viewing is strongly recommended.



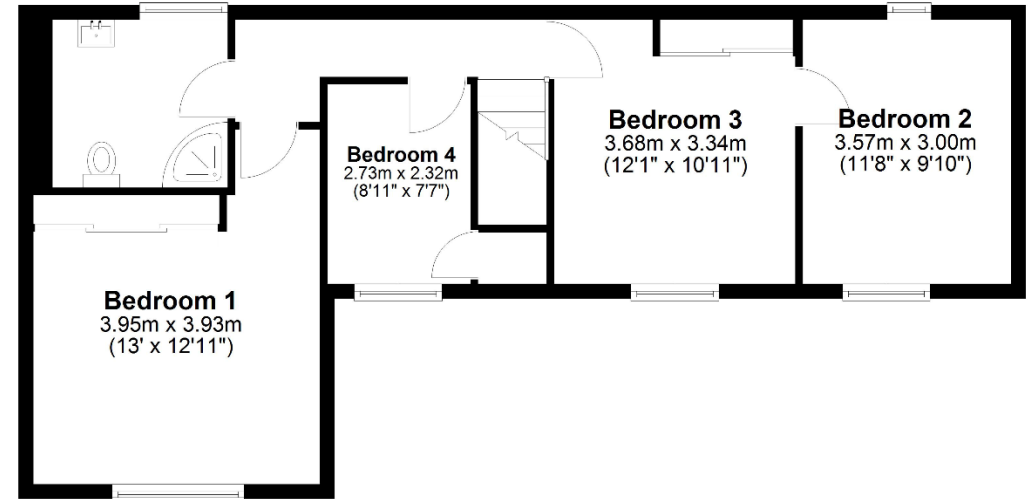
Ground Floor

Approx. 61.7 sq. metres (664.4 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.7 sq. feet)



For information purposes, not to scale

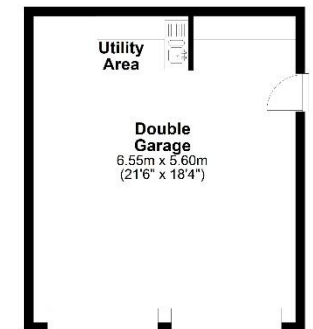
Total area: approx. 121.0 sq. metres (1302.1 sq. feet)

Harwood Cottage, Lavington



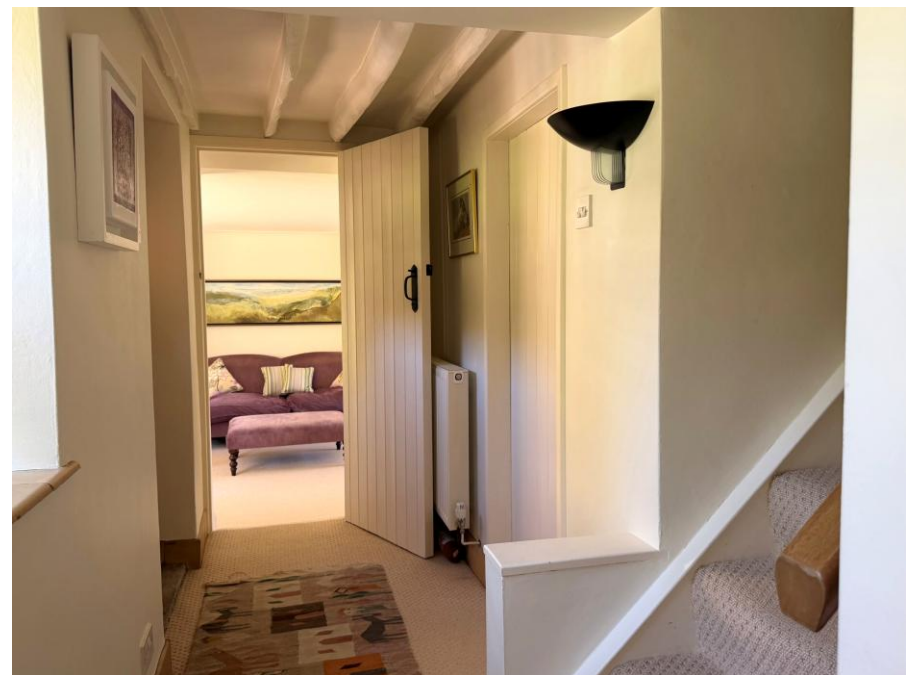
Ground Floor

Approx. 36.7 sq. metres (394.8 sq. feet)

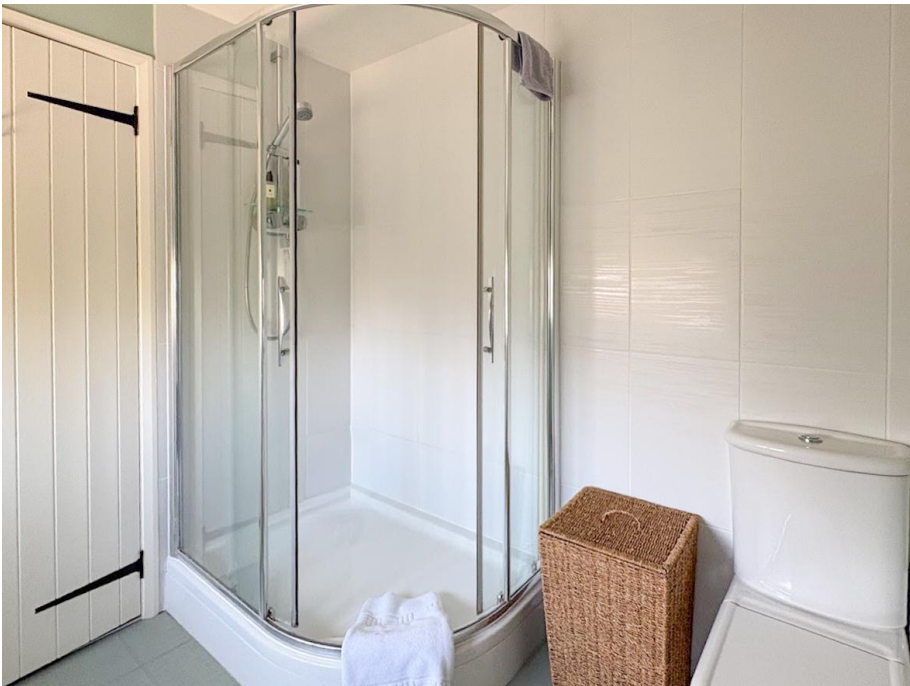


Total area: approx. 36.7 sq. metres (394.8 sq. feet)

Garage, Harwood Cottage







Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage and electricity are laid on. Oil fired central heating.

EPC: Band F

Property Tax: Band F

Broadband:

Basic 9 Mbps and Superfast 80 Mbps

Mobile Coverage:

EE, Variable outdoor

Vodafone, Three and O2 – Poor to none outdoor

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///kicked.shifting.quilting

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.

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