



Cottage Orchard House, DN5 0LP

**£230,000 Offers In Region Of
Tenure Freehold**

- Exposed Beams
- Situated next to reputable golf Course
- Would make excellent holiday rental
- Attractive Gardens
- Solar Panels
- Rural Location
- VACANT POSSESSION
- No Chain
- Planning Permission Granted to Extend

This unique character property set in the rural village of Owston and surrounded by fields and greenery is a stones throw from Owston Hall and golf course. The property would suit those looking to downsize but could also be an excellent investment as a holiday home or rental given the surroundings. The property itself has plenty of appeal with exposed beams and contemporary kitchen and bathroom. There is also a spacious lounge and double bedroom with french doors out to the serene exterior. Of course there is off road parking and the garden allows for privacy and relaxation. Although the property benefits from a countryside feel, it is also only a short drive to the A1 motorway as well as many other local amenities and reputable restaurants. The property has solar panels and also has planning permission to extend for a further bedroom. Call Welcome Homes to arrange a viewing of this extremely rare find.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	