



## 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

Unique Character Home in Rural Owston – Ideal for Downsizing or Airbnb Investment

Tucked away in the charming village of Owston and surrounded by beautiful countryside, this character-packed property is just two minutes from Owston Hall – a privately owned historic country house hotel and golf resort. Located near the borders of North and West Yorkshire and only moments from the A1M, it offers the perfect mix of rural tranquillity and excellent travel links.

Inside, you’ll find exposed beams, a stylish contemporary kitchen and bathroom, and a spacious lounge. The double bedroom with French doors opens onto a serene private garden, creating an inviting retreat for morning coffee or sunset drinks.

The property benefits from off-road parking, solar panels, and planning permission to extend the building to the boundary fence, allowing for an additional bedroom and increased living space – a huge plus for buyers or investors.

This home is perfect for those looking to downsize or create a holiday let/Airbnb, with nearby attractions, reputable restaurants, and the prestige of Owston Hall just a short stroll away.

Call Welcome Homes today to arrange a viewing of this rare and versatile property.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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	