



**Annexe at Orchard House , DN5 0LP**  
**£215,000 OffersInRegionOf**  
**Tenure Freehold**

- Exposed Beams
- Situated next to reputable golf Course
- Would make excellent holiday rental
- Attractive Gardens
- Rural Location
- No Chain
- Private Off Road Gated Parking
- Planning Permission Granted to Extend

## Unique Character Home in Rural Owston – Huge Potential for Downsizing or Airbnb Investment

Tucked away in the picturesque village of Owston and surrounded by rolling countryside, this rare character home is just two minutes from Owston Hall – a prestigious privately owned country house hotel and golf resort. Perfectly placed near the borders of North and West Yorkshire and only moments from the A1M, it offers peaceful rural living with superb travel connections.

Accessed via a shared lane, the cottage enjoys its own private entrance with wrought iron gates leading to secure off-road parking for at least two vehicles to the side, along with an additional parking spot directly in front of the property.

Inside, charm and character meet modern style with exposed beams, a contemporary kitchen and bathroom, and a generous lounge. The double bedroom opens through French doors onto a private garden – a tranquil retreat for morning coffee or sunset drinks.

This property doesn't just offer lifestyle, it offers opportunity. Already benefiting from eco-friendly solar panels, it also comes with planning permission to extend to the boundary fence – creating the potential for a second bedroom and increased living space. Whether you want a stylish downsize, a lock-up-and-leave, or a lucrative holiday let/Airbnb, the options here are truly exciting.

With countryside walks, acclaimed restaurants, and the prestige of Owston Hall right on your doorstep, this is a rare chance to secure a versatile and highly desirable home.

Call Welcome Homes today to arrange your private viewing – opportunities like this don't come along often.



Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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