



**FORGE COTTAGE, MAIN STREET, LINTON ON OUSE**  
£790,000

**Carter Jonas**



# MAIN STREET, LINTON ON OUSE, YO30 2AY

Located in the tranquil village of Linton on Ouse, this charming cottage, originally built in 1733, exudes historic charm. Recently refurbished, the property seamlessly blends its rich heritage with contemporary living and further benefits from a detached one-bedroom annexe. The ground floor of the main house features three inviting reception rooms, the highlight being the good-sized sitting room with a stunning inglenook fireplace. The spacious kitchen is complemented by a large utility room.

Ascending to the first floor, you will find three generously sized double bedrooms. The master bedroom boasts an en-suite bathroom, providing a private retreat. The remaining two bedrooms are well-served by a stylish family bathroom. Each room is thoughtfully designed to maximise space and natural light, creating a warm and welcoming atmosphere.

The cottage is set within a stunning rear garden, predominantly laid to lawn and bordered by mature trees and hedges, offering superb privacy. This outdoor haven is perfect for leisurely afternoons and garden parties. Additionally, the property includes a large timber-framed garage with a separate wood store, providing ample storage and workspace.

Adding to the property's allure is a beautifully presented annexe located immediately to the rear. With its vaulted ceilings, the annexe exudes a sense of light and space. It comprises a cosy lounge, a separate dining kitchen and a double bedroom that leads to an impressive wet room. A separate WC adds to the convenience. This annexe is ideal for guests or multi-generational living, enhancing the overall appeal of this exceptional property.

**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire County Council

**EPC BAND** To be confirmed

**COUNCIL TAX BAND** E

## BEAUTIFULLY PRESENTED COTTAGE WITH A DETACHED ANNEXE, THAT OFFERS A STUNNING GARDEN SET IN A TRANQUIL VILLAGE LOCATION





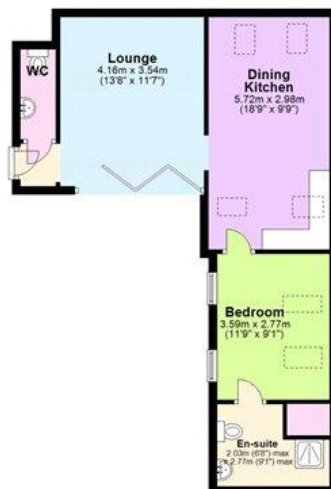








**Ground Floor**  
Approx. 136.4 sq. metres (1468.9 sq. feet)



**First Floor**  
Approx. 84.1 sq. metres (905.4 sq. feet)



Total area: approx. 220.5 sq. metres (2373.9 sq. feet)

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#### IMPORTANT INFORMATION

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Classification L2 - Business Data