

MIDDLE COTTAGE STONEGRAVE



A pretty, semi-detached cottage situated in a picturesque village within an Area of Outstanding Natural Beauty, offering characterful three-bedroom accommodation including a self-contained guest annexe, walled garden, garage & parking.

The accommodation comprises sitting room with log burner, dining kitchen with Rayburn, pantry, first floor landing, two double bedrooms, house bathroom, annexe with third double bedroom & en-suite shower room.

Double-glazing & oil-fired central heating.

South-facing walled garden, garage/workshop & parking for up to four cars.

GUIDE PRICE £375,000

This pretty, semi-detached cottage faces almost due south and overlooks its own walled garden and the fields beyond. Built of solid limestone beneath a clay pantile roof. The property offers characterful accommodation together with a self-contained guest annexe within the garden. In brief it comprises sitting room with log burner, dining kitchen with Rayburn, solid oak work surfaces and a walk-in pantry. Upstairs there are two double bedrooms and a house bathroom.

A stone outbuilding has been converted to create a useful self-contained guest annexe with en-suite shower room, which provides the potential for letting as AirBnB. The cottage's walled garden offers an excellent level of privacy and is a complete suntrap. Much of the garden is laid to lawn, along with a stone flagged terrace, shrub borders, greenhouse and outside wc. Across the road from the property is a stone-built garage/workshop and parking bay with space to park a number of vehicles.

Stonegrave is a picturesque North Yorkshire village which lies on the Malton to Helmsley road, along the southern slopes of Caulkley's Bank. The closest primary school is in nearby Ampleforth, and in the nearby estate village of Hovingham there is also a popular gastro pub, bakery, café, hair salon and doctor's surgery. The neighbouring market towns of Malton and Helmsley offer a wide range of local amenities including secondary schooling and a railway station in Malton with regular services to York, from where London can be reached in less than 2 hours.

ACCOMMODATION

DINING KITCHEN

4.0m x 4.0m (13'1" x 13'1")

Range of kitchen cabinets with solid oak worktops, incorporating a Belfast sink. Oil-fired Rayburn within a chimney breast recess. Range of integrated appliances including dishwasher, washing machine, fridge, freezer, ceramic hob and fan-assisted oven. Oak parquet floor. Casement windows to the front and side. Radiator.



PANTRY

1.5m x 1.4m (max) (4'11" x 4'7")

Quarry tile floor. Fitted shelving. Casement window to the rear.

SITTING ROOM

4.0m x 3.1m (13'1" x 10'2")

Cast iron multi-fuel stove set on a tiled hearth with oak mantel above. Exposed beams. Original fitted cupboard. Staircase to the first floor. Television point. Casement window to the front with window seat. Radiator.



FIRST FLOOR

LANDING

Casement window to the rear. Exposed beam.

BEDROOM ONE

4.2m x 3.4m (max) (13'9" x 11'2")

Fitted wardrobe. Three wall light points. Loft hatch. Casement window to the front with window seat. Radiator.



BEDROOM TWO

4.0m x 2.7m (13'1" x 8'10")

Casement window to the front with window seat. Radiator.



BATHROOM & WC

3.0m x 1.5m (9'10" x 4'11")

White suite comprising bath with thermostatic power shower and hand held shower, wash basin and low flush WC. Exposed floorboards. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front. Radiator/towel rail.



OUTSIDE

Middle Cottage benefits from a delightful, fully walled garden, which faces almost due south and adjoins open countryside. Much of the garden is laid to lawn and flanked by well-stocked shrub borders, fruit bushes and fig and apple trees. At the end closest to the cottage is a broad, stone-flagged terrace which is a perfect spot from which to enjoy the lovely views. A rambling rose adorns the front of the cottage and there is also the benefit of a greenhouse with irrigation system and an established fruiting vine. There is also an outside wc and garden store. Across the road is a garage/workshop and parking bay.

ANNEXE BEDROOM SUITE

3.7m x 2.9m (max) (12'2" x 9'6")

Conservation style roof light and casement window. Vaulted ceiling with exposed beams. Television point. Tiled floor. Radiator.



EN-SUITE SHOWER ROOM

1.7m x 1.4m (5'7" x 4'7")

White suite comprising corner shower cubicle, wash basin and low flush WC. Tiled floor with underfloor electric heating. Extractor fan. Conservation style roof light. Recessed spotlights. Heated towel rail.



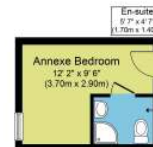
GARAGE / WORKSHOP
6.3m x 3.4m (20'8" x 11'2")

Electric light and power. Concrete floor. Up and over door.
Loft storage. Two roof lights to one side.



Ground Floor
Approximate Floor Area
344 sq. ft.
(32.0 sq. m.)

First Floor
Approximate Floor Area
344 sq. ft.
(32.0 sq. m.)



Annexe
Approximate Floor Area
114 sq. ft.
(10.6 sq. m.)

GENERAL INFORMATION

Services: Mains water and electricity.
Septic tank drainage.
Oil-fired central heating.

Council Tax: Band: D (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 4LJ.

EPC Rating: Current: E47. Potential: B89.

Viewing: Strictly by appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the