

Pendruith Cottage, Main Street | Terrington, York

A pretty double fronted terraced cottage situated in the popular residential village of Terrington within easy access to York and Malton and in close proximity to the beautiful estate of Castle Howard and easy access onto the A64 to Scarborough and Leeds. Terrington is also within the Howardian Hills National Landscape. In need of a programme of modernisation and upgrading.

- A delightful double fronted terraced cottage
- Living room, snug/dining room and kitchen
- Front and rear gardens, with outbuildings
- Situated in the sought-after North Yorkshire village of Terrington
- Two bedrooms and bathroom
- No onward chain





Guide Price £275,000

BoultonCooper

BC Est. 1801

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ACCOMMODATION

ON THE GROUND FLOOR

SITTING ROOM

17' x 12' (5.18m x 3.66m)

A double fronted room with timber frame single glazed sliding sash windows, open fireplace on stone hearth with brick surround and timber mantelpiece, exposed beam ceiling, door to staircase and first floor.

SNUG/DINING ROOM

11'1" x 10'6" (3.38m x 3.20m)

With cast iron multi-fuel stove with back boiler on stone hearth with timber surround and mantelpiece, double radiator. Timber frame single glazed window to the rear and door to outside.

KITCHEN

7'7" x 5'3" (2.31m x 1.60m)

A range of base and wall mounted units, stainless steel sink and drainer with mixer taps over, electric cooker point. Timber frame single glazed window to the rear.

TO THE FIRST FLOOR

LANDING

6'8" x 2'8" (2.03m x 0.81m)

Loft hatch.

BEDROOM 1

16'2" x 10'5" (4.93m x 3.18m)

Timber frame single glazed window to the rear, double radiator. Airing cupboard housing the hot water cylinder.

BEDROOM 2

12' x 10'11" (3.66m x 3.33m)

Twin timber frame single glazed windows to the front, double radiator.

BATHROOM

11'6" x 5'9" (3.51m x 1.75m)

Three piece suite comprising panelled bath with Mira electric shower over, wc and pedestal wash hand basin. Timber frame opaque single glazed window to the front.

OUTSIDE

To the front, the property is approached via a central path with gardens to both sides and hedgerow boundary. To the rear, Pendruith benefits from an open yard with 2 no. adjoining outbuildings. A shared pedestrian access leads to the rear gardens beyond and stone outbuildings, 1 of the 3 stores is owned by Pendruith.

SERVICES

Mains water, electricity and drainage. Heating via solid fuel stove in the dining room. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

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TENURE

We understand to be freehold with vacant possession on completion with no onward chain. The property is currently owned by the Castle Howard Estate. As part of the disposal of this property, the following covenants will apply:
1) The purchasers and their successors in title will be required to obtain permission from the Estate to erect any structure or building on the property.
2) The entirety of the property is to be occupied as a single dwelling only.

VIEWING

Strictly by appointment with the Agents. Tel: 01653 692151.

WHAT3WORDS

///twit.furniture.universes

COUNCIL TAX BAND

We are verbally informed the property lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed at our Malton Office.

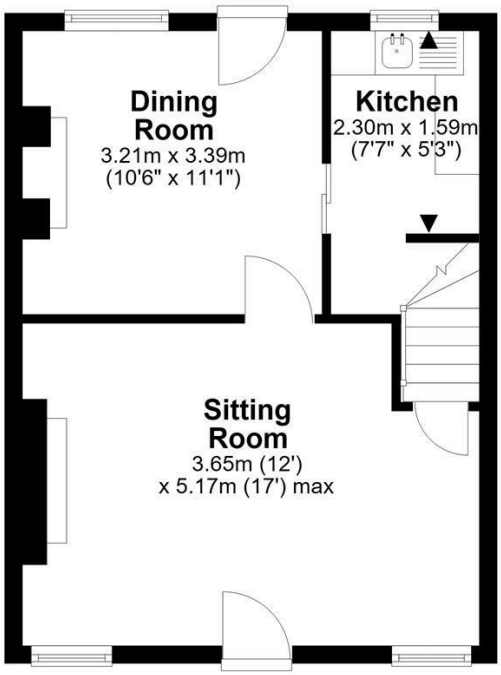




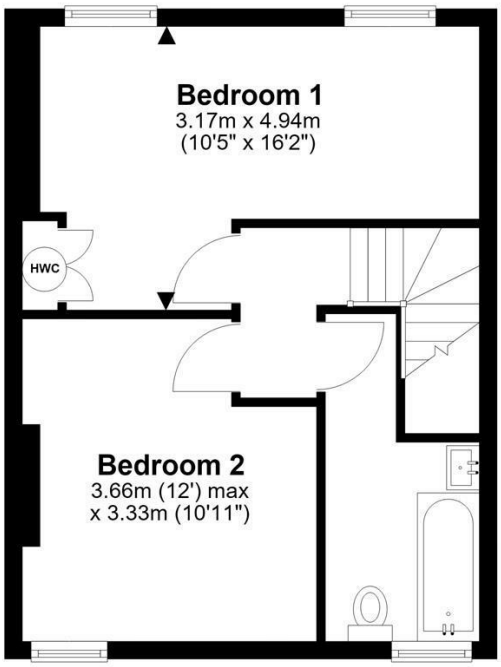
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Ground Floor
Approx. 36.0 sq. metres (387.3 sq. feet)



First Floor
Approx. 35.4 sq. metres (381.5 sq. feet)



Total area: approx. 71.4 sq. metres (768.8 sq. feet)

Pendruith Cottage, Terrington

VIEWING

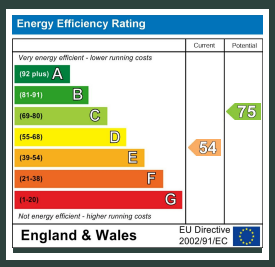
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COUNCIL TAX BAND

C

ENERGY PERFORMANCE RATING

E



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