



Rose Garth | Flaxton, York

BoultonCooper

BC
Est. 1801





Rose Garth | Flaxton York

A delightful village property with substantial five bedroom accommodation complemented with outbuildings and extensive gardens and grounds.

Rose Garth is attractively positioned in the heart of the village of Flaxton, 10 miles from York City Centre.

The internal accommodation is deceptively spacious and designed in such a way to be divided partially into the principal living space and separate annexe accommodation. Ideal for multi-generational living and for a wonderful family home. A further feature of the property is the expansive grounds, which is a rare given its village location. In all 0.75 acres or thereabouts.

Viewing is essential to appreciate the internal and external space on offer.

Guide Price £715,000

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Solicitors:



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

7.16m x 1.14m (23'6" x 3'9")

Composite entrance door, 2 no. single radiators, staircase to first floor.

SITTING ROOM

4.29m x 4.09m (14'1" x 13'5")

Front aspect timber sliding sash window, cast iron open fireplace with tiled slips and timber surround on tiled hearth, 2 no. storage cupboards, decorative ceiling rose and corning, double radiator.

DINING ROOM

4.62m x 4.32m (15'2" x 14'2")

Front aspect timber sliding sash window, cast iron open fireplace with tiled slips and timber surround on tiled hearth, double radiator, double doors to:

BREAKFAST KITCHEN

5.00m x 4.57m (16'5" x 15')

Rear aspect uPVC double glazed window, range of fitted base and wall mounted units, stainless sink and drainer, integral oven with four ring ceramic hob over, cooker hood above, Rayburn range cooker

UTILITY ROOM

Rear aspect uPVC double glazed window, and uPVC door. range of base and wall mounted units, plumbing for washing machine.

KITCHEN 2

3.68m x 3.25m (12'1" x 10'8")

Rear aspect uPVC double glazed windows and uPVC door to outside, range of base mounted units, stainless steel sink and drainer with chrome mixer tap, integral oven and ceramic hob over, cooker hood above, oil fired combi boiler. Opening to:

SITTING ROOM 2

5.79m x 3.45m (19' x 11'4")

Dual aspect with uPVC double glazed window to the side and French doors to outside, single radiator, rear staircase to first floor.

WET ROOM

2.74m x 1.52m (9' x 5')

Fully tiled with electric shower, wc and pedestal wash hand basin, extractor fan.

ON THE FIRST FLOOR

LANDING

3.89m x 2.13m (12'9" x 7')

BEDROOM 1 (SW)

4.29m x 3.91m (14'1" x 12'10")

Front aspect timber sliding sash windows, cast iron fireplace, twin fitted wardrobes, decorative ceiling rose and corning, double radiator.

EN-SUITE SHOWER ROOM

2.82m x 1.88m (9'3" x 6'2")

Three piece suite comprising corner shower cubicle, wc and pedestal wash hand basin, part tiled walls, rooflight.



BEDROOM 2 (S)

4.29m x 3.28m (14'1" x 10'9")

Front aspect timber sliding sash window, fitted wardrobes, decorative ceiling rose, radiator.

BEDROOM 3 (N)

uPVC double glazed window, radiator.

BEDROOM 4 (S)

3.20m x 2.08m (10'6" x 6'10")

Front aspect timber sliding sash window, decorative ceiling rose and corning.

INNER HALL

Rooflight, step to:

FAMILY BATHROOM

2.84m x 1.88m (9'4" x 6'2")

Three piece suite comprising panelled bath with traditional bath shower mixer tap with handset, low flush wc and pedestal wash hand basin, tiled walls, extractor fan.

SHOWER ROOM

Rear aspect uPVC double glazed window, three piece suite comprising corner shower cubicle, low flush wc and pedestal wash hand basin, chrome heated towel rail.

BEDROOM 5 (NE)

4.78m x 3.51m (15'8" x 11'6")

Dual aspect with uPVC double glazed windows to the side and rear, 2 no. rooflights, single radiator. There is a secondary staircase to the ground floor accommodation.

OUTSIDE

To the side of the property is a private driveway leading to the garage block and rear gardens, together with patio area and substantial lawned garden beyond, 2 no. green houses and paddock beyond. In all extending to 0.75 acres or thereabouts.

GARAGE BLOCK / STORE

6.45m x 3.91m plus 4.70m x 3.91m (21'2" x 12'10" plus 15'5" x 12'10")

Brick construction with roller shutter door, timber frame double glazed window and single timber door to the front, electric power and light.

GARAGE 2

6.35m x 4.67m (20'10" x 15'4")

With up and over door and single timber door to the front, electric power and light.

SERVICES

We understand that the property is connected to mains electricity, water and drainage; oil fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS

///duty.crunches.mouse

COUNCIL TAX BAND

We are verbally informed the property lies in Band E. 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 online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.

PLANS, AREAS AND MEASUREMENTS

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.





VIEWING

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COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

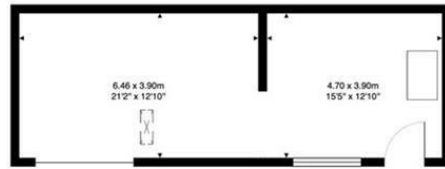
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Rose Garth | York

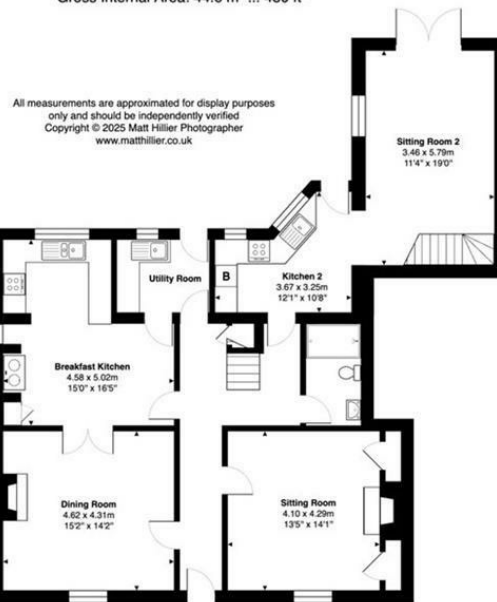
Rose Garth, Flaxton, YO60 7RP



Garage Block / Store
Gross Internal Area: 44.6 m² ... 480 ft²



Garage 2
Gross Internal Area: 28.9 m² ... 311 ft²



Ground Floor

All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk

Gross Internal Areas

House: 223.6m² ... 2,406ft²
Outbuildings: 73.5m² ... 791 ft²
Total: 297.1m² ... 3,197ft²



First Floor

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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