



Willow Cottage | YO62 6SQ

BoultonCooper

BC
Est 1801



Willow Cottage

Willow Cottage is a delightful traditional stone built Grade II listed DETACHED COTTAGE occupying a pleasant position on the outskirts of the desirable village of Sinnington together with paddocks, stable block, further outbuildings and gardens in all extending to approximately TWO ACRES.

The cottage has been sympathetically upgraded by the present owners to a high specification whilst retaining many original features and offers accommodation lying on two floors comprising two reception rooms both having exposed timbers to ceiling, superb fitted kitchen, fourth bedroom/study with en suite on the ground floor and three bedrooms and bathroom on the first floor.

Sinnington is a beautiful village located just off the A170 between Pickering and Kirkbymoorside where good local facilities can be found. The village amenities include pub, church, chapel and village school with nursery attached. The wider commercial facilities of York and Scarborough are within driving distance.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY.

Guide Price £625,000

ATTRACTIVE ENTRANCE PORCH

With entrance door, having tiled flooring and original door to:

SITTING ROOM

Original stone feature fireplace with electric cast iron stove, exposed timbers to ceiling, secondary double glazed windows to the front and rear elevations, window seat, three radiators, understairs storage cupboard, stairs to first floor landing.

SNUG/STUDY/FOURTH BEDROOM

With exposed stone wall, secondary double glazed windows to the side and rear elevations, spot lighting, central heating radiator. Door to luxury En-Suite

EN SUITE SHOWER

Comprising double shower cubicle being tiled with shower unit, wash hand basin with cupboards below, low flush w.c., secondary double glazed window, partial wall tiling, chrome heated towel rail.

DINING ROOM

Having wooden flooring, exposed timbers to ceiling, secondary double glazed windows to the front and rear elevation, covered radiator, wall mounted cupboard housing fuse box.

KITCHEN

Superb fitted kitchen comprising Belfast sink with mixer tap over, set within granite work surfaces with granite splash backs. range of high quality shaker style units comprising wall and base units, drawer compartments, larder cupboard,

integrated appliances, electric Bosch induction hob and oven, extractor canopy over. Built in dishwasher, plumbing for automatic washing machine, tiled stone flooring with electric under floor heating. Fitted window seat with storage beneath, secondary double glazed windows to the rear and side elevations. Door to outside gives access to rear porch.

REAR PORCH

With stone and timber pillars and pitched roof.

FIRST FLOOR

LANDING

Secondary double glazed window, access to roof space.

MASTER BEDROOM

With two secondary double glazed windows, covered central heating radiator, exposed timbers to wall.

BEDROOM TWO

Exposed timbers, central heating radiator, secondary double glazed window.

BEDROOM THREE

Currently used as a dressing room.

With fitted wardrobes, exposed timbers, covered central heating radiator, secondary double glazed window.

HOUSE BATHROOM

Comprising tiled panelled bath, shower cubicle with shower unit being tiled, pedestal wash hand basin, low flush w.c., wall



tiling, chrome heated towel rail, secondary double glazed window, access to roof space. Linen cupboard and storage cupboard.

EXTERNAL

Attractive gardens to the front, side and rear.

The front garden comprising laid lawns, attractive and well stocked flower/shrubbery borders, fruit trees, patio and gravelled area, two garden sheds, additional lawned area to the rear of the stables, hedgerow and fencing to the boundaries.

The rear garden is laid to lawn with flower/shrubbery borders. Long driveway with parking for numerous vehicles.

Access driveway is shared with the local farmer. (The vendors advise that this is rarely used.)

Five bar gate from the driveway leads into pebbled yard area which has ample parking for horse trailer or horse box.

Additional five bar gate leads to stable yard being post and railed.

STABLE BLOCK

Scotts of Thrapston containing four stables with three benefitting from automatic drinkers. All have top and bottom doors and windows overlooking paddock.

FEED STORE AND UTILITY

With wash hand basin, low flush w.c., window, light and power and fuse box.

COVERED AREAS

Two covered areas within the block, one ideal for hay/feed/parking or storage, the other a wash area with rear sliding door and access to paddock.

PADDOCK

Five bar gate leads to paddock.

SERVICES

Mains water and electricity. Mains drainage via treatment plant. Telephone and broadband. Oil fired central heating.

DIRECTIONS

From Pickering office take the A170 in a westerly direction towards Helmsley. Pass through Middleton and Aislaby and the by-pass at Wrelton. Once you have come down Wrelton Cliff bank take the first turn to Sinnington on the right hand side, then take first right turn which leads down a small lane Willow Cottage is situated on the right.

LOCAL PLANNING AUTHORITY

Ryedale District Council, Ryedale House, Malton. Tel: 01653 600666.





VIEWING

By telephone appointment. Tel: 01751 472724.

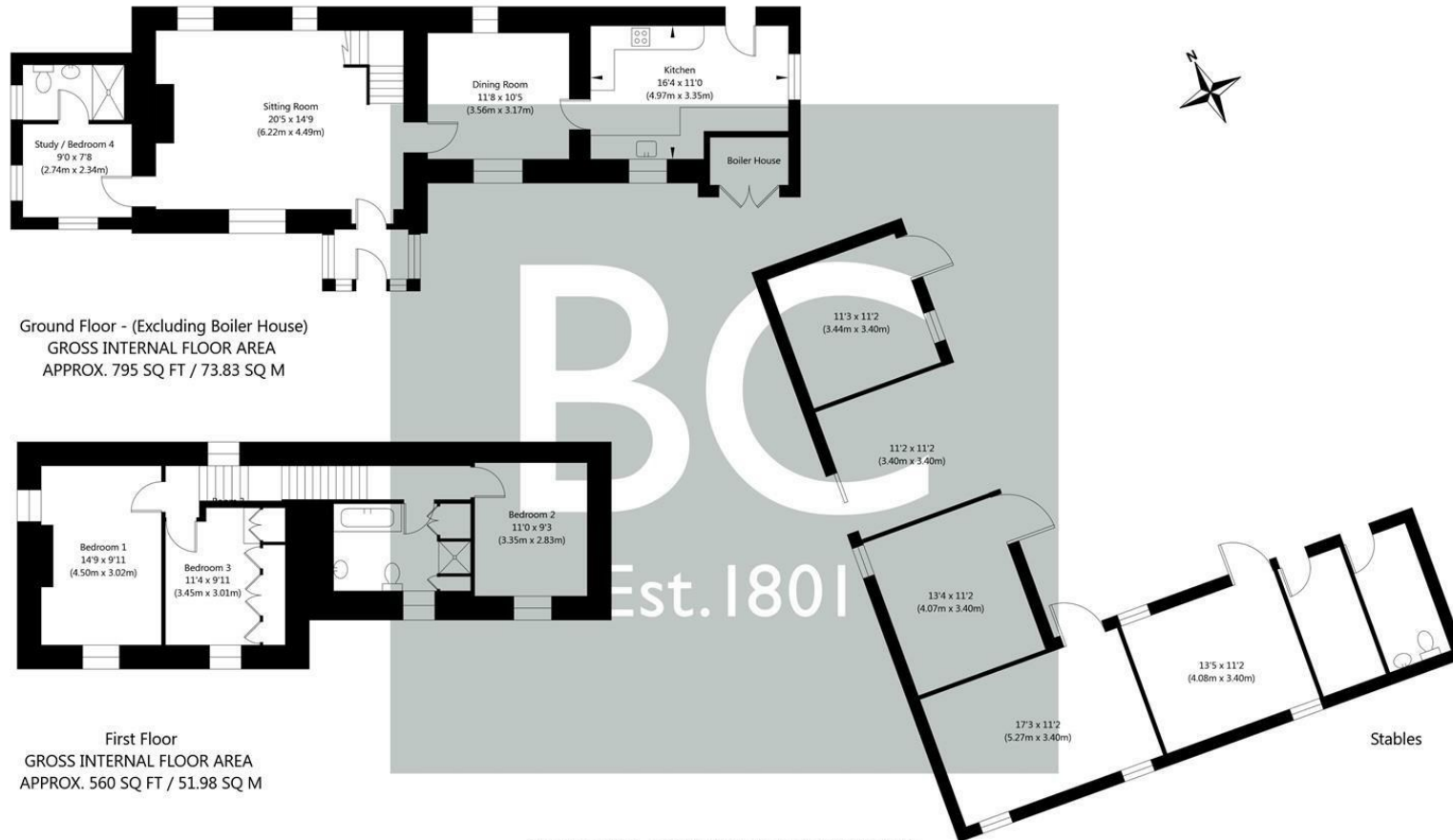
COUNCIL TAX BAND

Band E

ENERGY PERFORMANCE RATING



Willow Cottage I



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2240 SQ FT / 207.99 SQ M - (Excluding Stables)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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