



## 2 Hill Houses | Rosedale. YO18 8RS

A three bedroom stone built cottage occupying an idyllic setting within the beautiful North York Moors National Park enjoying views over the surrounding countryside with the moors beyond. The cottage offers well presented accommodation lying over two floors and comprises sitting room and spacious fitted dining kitchen on the ground floor with three bedrooms and shower room on the first floor. Externally there is an enclosed front garden and garage. The vendors have advised that the community of Rosedale is friendly and welcoming. There is an annual Rosedale show which involves everyone

and is a big event locally. The property is perfect for walking straight from the door with easy access over the fields to the villages or up the lane to access the old railway track taking you to Dale Head. Hill Houses is located approximately 1.9 miles North of Rosedale Abbey where there are amenities including village store with tearooms, further tea rooms, church, village school and village inn. The wider facilities are available at the market towns of Pickering and Kirkbymoorside.



**Guide Price £250,000**



## 2 Hill Houses | Rosedale



### Reception Hallway

With part wood panelling to walls, wood flooring good sized storage cupboard, door to dining kitchen.

### Dining Kitchen

9'11" x 14'2" (3.02m x 4.32m)

Comprising single drainer sink unit set within granite work surfaces with mixer tap over, extensive range of base units incorporating drawer compartments, plumbing for automatic washing machine, space for cooker, tiled splash backs and tiled window sill, double glazed window, part wood panelling to walls, door to sitting room.

### Sitting Room

13'5" x 14'7" (4.09m x 4.45m)

With stone fireplace, wooden

mantle, multi burning stove, wood flooring, double glazed window overlooking farmland. Electric heater.

### Entrance Hallway

With stairs to first floor landing.

### Galleried Landing

Access to roof space which has been converted for storage.

### Master Bedroom

13'5" x 11'1" (4.09m x 3.38m)

With double glazed window, having stunning views. Electric heater.

### Bedroom Two

10'8" x 11'6" (3.25m x 3.51m)

With built in wardrobes and cupboards, double glazed window overlooking farmland. Electric heater.





### Bedroom Three

6'1" x 5'11" (1.85m x 1.80m)

Double glazed window overlooking farmland.

### Shower Room

Comprising, double shower cubicle with shower unit, wall tiling, vanity unit with inset wash hand basin and cupboards below, drawer compartments, tiled window sill, low flush w.c., double glazed window, ladder style chrome heated towel rail.

### Outside

Garden with paved patio area, laid lawn, garden gate, hedge and fencing to the boundaries, log store.

### Services

Mains electric and water. Septic tank drainage.

### Note

Access to the property is over a lane which runs down beyond Hill Cottages.

To the rear of the property there is a right of way over the footpath to gain access to the property.

### Directions

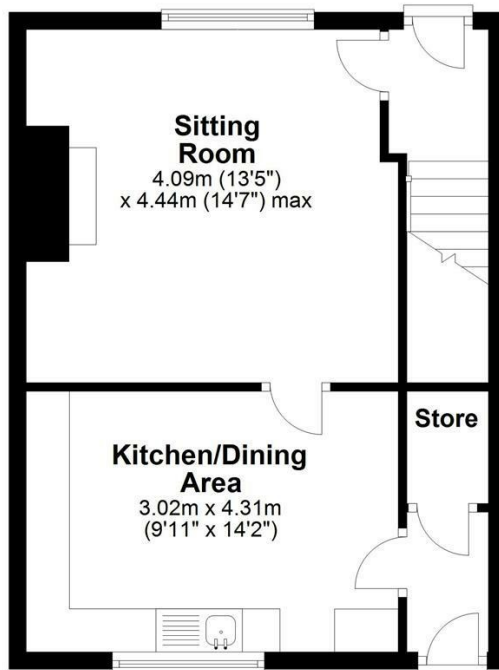
From Rosedale Abbey village proceed North on the Castleton road, once you have travelled past Bell End Holiday Cottages ( on the right hand side ) take the next left turn which is a no through road, proceed past School Row on the right hand side and through Hill Cottages. Immediately at the top of Hill Cottages turn left and follow the lane down and Hill Houses is situated at the bottom.



# 2 Hill Houses | Rosedale

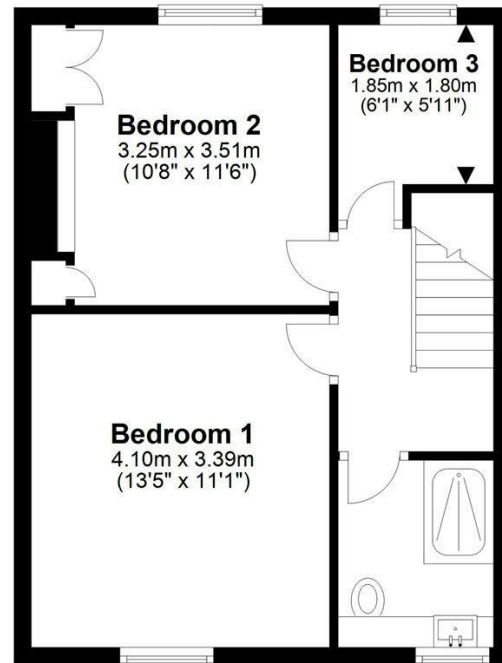
## Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



## First Floor

Approx. 39.3 sq. metres (423.5 sq. feet)



Total area: approx. 78.0 sq. metres (839.3 sq. feet)

## 2 Hill Houses, Rosedale East

### VIEWING

Strictly By appointment with the agents Tel (01751) 472724

### COUNCIL TAX BAND

C

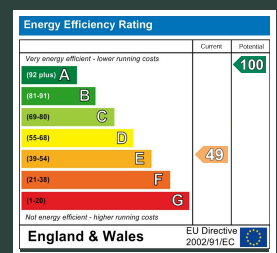
### ENERGY PERFORMANCE RATING

E

St Georges House 39 Market Place, Pickering, YO18 7AE

t: 01751 472724

e: pickering@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



#### 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.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
Est. 1801