



## The Wash House | Goathland

A charming one bedroom period cottage located on a working sheep farm, in the heart of the North York Moors and less than 1 mile from Goathland.

- A one bedroom period end of terrace cottage
- Ground floor bathroom and double bedroom to the first floor
- Delightful views and rural location on the edge of Goathland village
- No smokers allowed, pets at the landlord's discretion
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Entrance porch/utility space, open plan kitchen and living area with open fireplace
- Off-street parking space and small rear courtyard
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available February 2026



**£600 PCM**



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## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE PORCH/UTILITY ROOM

12'10" x 4'10" (3.91m x 1.47m)

A timber framed front door leads to the entrance porch/utility room, with plumbing for a washing machine and built-in cupboard housing a Eurostar oil-fired boiler.

#### OPEN PLAN KITCHEN/LIVING ROOM

16'11" x 14'3" overall (5.16m x 4.34m overall)  
(5.16m x 4.34m overall )

The living area has an open fireplace with stone hearth and timber surround, timber framed double glazed window to the front and two double radiators. The kitchen area is fitted with a range of base and wall mounted units with work surfaces over, 1 & ½ bowl sink and drainer with chrome mixer taps, integrated Lamona oven and grill and 4 ring electric hob over with extractor fan and one double radiator.



## BATHROOM

7'10" x 6'1" (2.39m x 1.85m)

A white three-piece suite comprising panelled bath with chrome taps and shower unit over and glazed screen, low flush wc and pedestal wash hand basin. Chrome heated towel rail and double glazed timber framed double glazed window to the side.

## TO THE FIRST FLOOR

### BEDROOM 1

14'5" x 11'10" (4.39m x 3.61m )

With side aspect timber framed double glazed window, exposed beams, eaves storage cupboards and double radiator.

## OUTSIDE

One allocated parking space to the front, and a small hard standing fenced area to the rear.

## SERVICES

Mains electricity. Oil-fired central heating. Private water and drainage supplies, included within the rent.



### **VIEWING**

Strictly by appointment with the Agent's Malton Office, BoultonCooper. Tel: 01653 692151.

### **DIRECTIONS**

From our Malton Office, proceed through Old Malton Road and at the main roundabout at the A64, continue straight ahead on to the A169 towards Whitby, for approx. 18 miles, through Pickering and across the North York Moors. After passing RAF Fylingdales, drop down the hill over Eller Beck and as you climb up the hill beyond, take the next left turn signposted to Goathland. Continue down the hill, over the river and under the railway bridge past Moorgates Cottages. As the road climbs beyond the railway, Thornhill Farm is on your right hand side and clearly identified by our BoultonCooper 'to let' board; turn right down the farm track and follow it into the farmyard. The Wash House is at the far end of the row of cottages.

### **COUNCIL TAX BAND**

We are verbally informed the property lies in Band A. Prospective tenants are advised to check this information for themselves with Scarborough Borough Council: 01723 232323.

### **ENERGY PERFORMANCE RATING**

Assessed in Band D. The full EPC document can be viewed at our Malton office.

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## VIEWING

Strictly by appointment with the Agent.

## COUNCIL TAX BAND

A

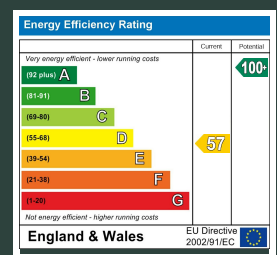
## ENERGY PERFORMANCE RATING

D

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## 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.

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