



Stable Cottage Manor Farm | Brawby, Malton

Stable Cottage is a characterful three bedroom barn conversion, set in the charming rural village of Brawby, within 8 miles of Malton, Pickering and Kirbymoorside. Set within the grounds of Manor Farm, alongside neighbouring cottages, the property benefits from off-street parking for up to two vehicles alongside the side elevation.

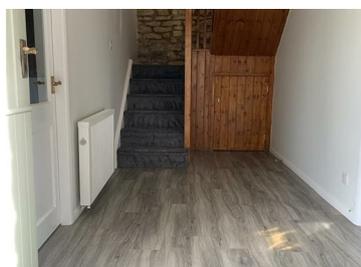
The property has recently been fully refurbished to include kitchen and bathroom improvements, new flooring and redecoration throughout.

- A characterful barn conversion
- Three bedrooms and bathroom
- To be let on a 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Entrance hall, living room & dining kitchen
- Available unfurnished and with off-street parking to the side
- No smokers; pets at the landlord's discretion
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy

£700 PCM



Stable Cottage Manor Farm | Brawby, Malton



GROUND FLOOR

ENTRANCE HALL

17'5" x 6'8" (5.31m x 2.03m)

With staircase to the first floor, under stairs cupboard, part exposed stone walls, telephone point and electric radiator.

SITTING ROOM

17'9" x 12'10" (5.41m x 3.91m)

Brick feature fireplace, TV point, timber framed double-glazed casement windows to the front, door to the side, part exposed stone and brick walls and electric radiators.

DINING KITCHEN

17'5" x 10'4" (5.31m x 3.15m)

A range of base and wall mounted units, stainless steel single drainer sink unit, electric cooker point, plumbing for washing machine, timber framed double-glazed casement window to the front, door to the front, part exposed stone and brick walls and electric radiator.

FIRST FLOOR

LANDING

9'8" x 2'10" (2.95m x 0.86m)

Loft hatch and electric radiator.

BEDROOM 1

17'9" x 13'1" max (5.41m x 3.99m max)

Timber framed double-glazed casement windows to the front and rear, electric radiator.

BEDROOM 2

11'2" x 10'2" (3.40m x 3.10m)

Timber framed double-glazed casement window to the front, electric radiator, cupboard.

BEDROOM 3

9'10" x 8'2" (3.00m x 2.49m)

Timber framed double-glazed casement window to the front, electric radiator.



BATHROOM

8'6" x 5'11" (2.59m x 1.80m)

Matching white suite comprising bath with electric shower unit over, pedestal wash hand basin, low flush wc, airing cupboard housing the water cylinder and electric immersion heater, opaque timber framed double-glazed window to the rear.

OUTSIDE

The property benefits from off-street parking for up to two vehicles, to the side elevation.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Te: 01653 692151.

DIRECTIONS

Proceed from Malton on Newbiggin (the B1257) for approximately 1 mile. Turn right on to Amotherby Lane and continue for approximately 6.5 miles as it becomes Newsham Lane, through Great Barugh. Turn left onto Moor Lane for 1 mile and into the village of Brawby; Manor Farm is on your left, with Stable Cottage being the first property in the row of cottages. The BoultonCooper 'To Let' board will assist in identifying the property.

COUNCIL TAX

We are verbally informed that 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 document can be inspected at the Malton Office.



Stable Cottage Manor Farm | Brawby, Malton



VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

C

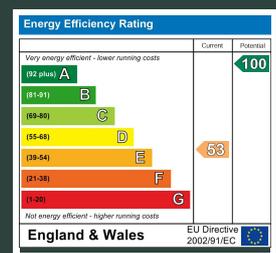
ENERGY PERFORMANCE RATING

E

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: reception@boultoncooper.co.uk



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