

# ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



## DALE COTTAGE, 17 MAIN STREET, ROSEDALE ABBEY, YO18 8SA

**A delightful character cottage in the centre of this pretty working village providing an opportunity as a holiday letting cottage or full time home**

**Front Porch**

**Sun Room**

**Pleasant rear garden**

**Sitting Room**

**Two Bedrooms**

**Timber Framed Shed**

**Dining Kitchen**

**Bathroom**

**Countryside views**

**Cloakroom**

**Economy 7 Heating**

**EPC Rating E**

**PRICE GUIDE: £285,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Dale Cottage (17) is a stone under slate roof terraced property in the very centre of the village with an Easterly aspect. It is thought to date back to the 1800's and comes with its associated rear garden and pleasant countryside views from nearly every window.

The cottage shares an open front porch with its immediate neighbour and from here there is a sizeable sitting room with a log burning stove and a large window overlooking the green. There is a dining kitchen with a Rayburn stove and an inner hall leads to a ground floor cloakroom and a sun room with glass roof that looks over the rear garden. Up the turned staircase there are two double bedrooms served by a house bathroom.

Outside to the front parking is on street. The rear garden is well kept with patio areas, a small lawn and there is a good sized timber framed shed with power.

## General Information

**Location:** Rosedale Abbey nestles deep in the heart of the North York Moors National Park, truly one of the most picturesque villages in Ryedale surrounded by rolling hills and stunning scenery. Situated some 11 miles north of the A170 Thirsk to Scarborough road, Rosedale Abbey has a small primary school, glass studio, village stores, cafe and two pubs with the nearby market towns of Pickering and Kirkbymoorside offering a good choice of shops, schools and other local amenities.

**Services:** Mains water and electricity are connected. Connection to mains drains. Oil fired Rayburn. Economy 7 electric heating.

**Council Tax:** We are informed by North Yorkshire Council that this property falls in band C

**Tenure:** We are advised by the Vendors that the property is freehold and vacant possession will be given upon completion.

**Viewing Arrangements:** Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034

**Directions:** Traveling up from the A170, follow signs to Rosedale. On entering the village take the left fork and then fork left again into the centre of the village with no.17 being on the left hand side.

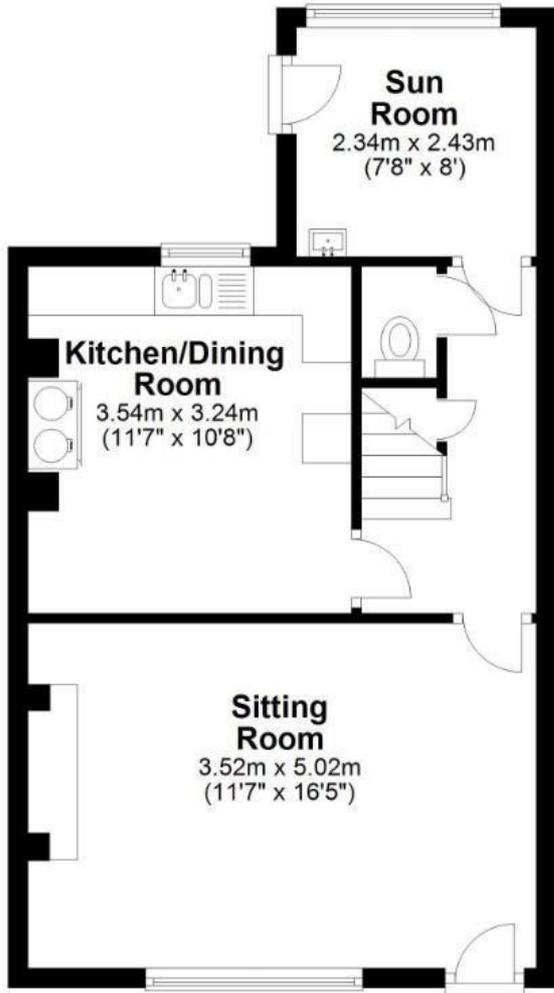
**Post code:** YO18 8SA



# Accommodation

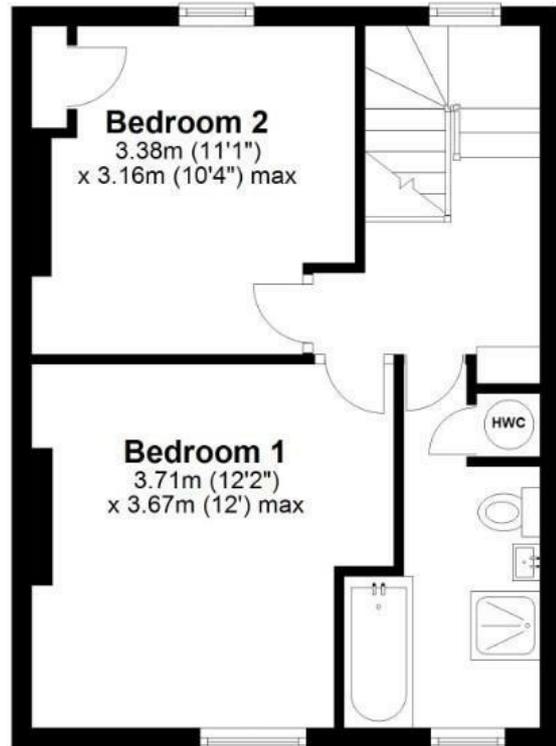
## Ground Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



Total area: approx. 78.8 sq. metres (848.5 sq. feet)

**17 Main Street, Rosedale Abbey**

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          | <b>84</b> |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| EU Directive 2002/91/EC                     |           |
| <b>England &amp; Wales</b>                  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>  | <b>84</b> |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC   |           |
| <b>England &amp; Wales</b>                                      |           |



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

ROUNTHWAITE & WOODHEAD