

ROUNTHWAITE & WOODHEAD

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



WHITE HEATHER COTTAGE MAIN STREET, LEVISHAM, YO18 7NL

A detached village property with a range of useful outbuildings discreetly located off the main village street overlooking it's secluded garden

Front Porch	Bedroom 4/Study	Large Garage
Sitting Room	3 First Floor Bedrooms	Store/Stable
Dining Area	House Bathroom	Garden Store Room
Kitchen	Electric Heating	Drive Parking
Cloakroom	Front Garden	EPC Rating F

PRICE GUIDE: £465,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Levisham is a small village in the Ryedale district of North Yorkshire, located within the North York Moors National Park and about 5 miles north of its nearest market town, Pickering. The village itself is a most picturesque one, flanked by undulating dales, open fields and moorland. It has an attractive village green with a mixture of stone built properties to either side of the main street and a popular village pub at the end of it. Although some local produce may be available from villagers, the main amenity of shops and services are found in Pickering; where there is a doctors, dentists, library and schools for all ages. From here good road links connect to the East Coast and the Cities of York and Leeds. The nearest train station can be found 15 miles away in the Market town of Malton which offers a direct route to York and an approximate 2 hour Intercity service to London and Edinburgh.

White Heather Cottage is a detached stone under pantile roof cottage believed to date back to the 18th Century. It has a Southerly front aspect that overlooks its private garden and has the added benefit of a garage and a couple of additional outbuildings within its grounds. The cottage has relatively recently had a significant program of refurbishment both externally and internally that includes a re-roof to both the main house and the useful garden store, replaced dormers and windows to the majority of the house, a new kitchen and a replacement bathroom. However there is still scope for some cosmetic refurbishment and an option to replace the property's electric heating system.

General Information

Services: Mains water and electricity are connected. Connection to private drainage. Telephone connection subject to the usual British Telecom Regulations.

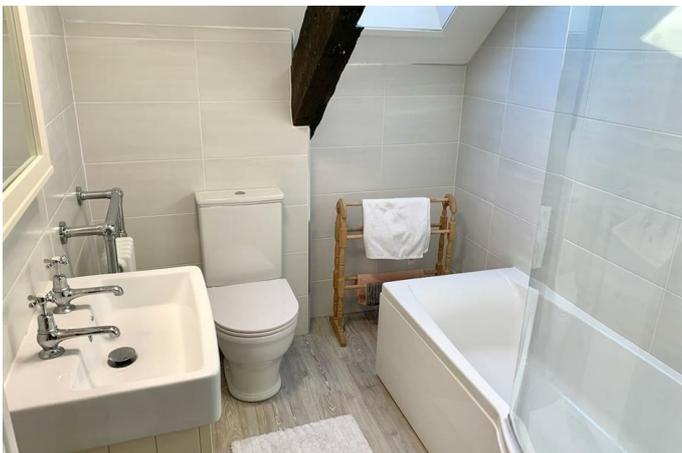
Council Tax: We are informed by North Yorkshire Council that this property falls in Band F

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

Note: Levisham is located in the North York Moors National Park.

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

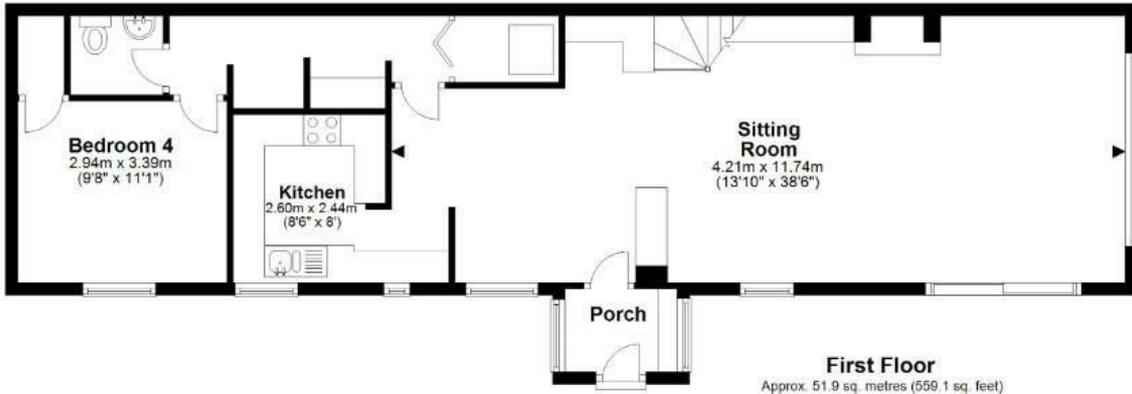
Directions: From the A169 (Whitby Road) take the turn off for the village of Lockton. Continue through the village following the road to the next village of Levisham. White Heather Cottage is one of the first properties, found behind the white wooden gates, located on the right hand side indicated by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation

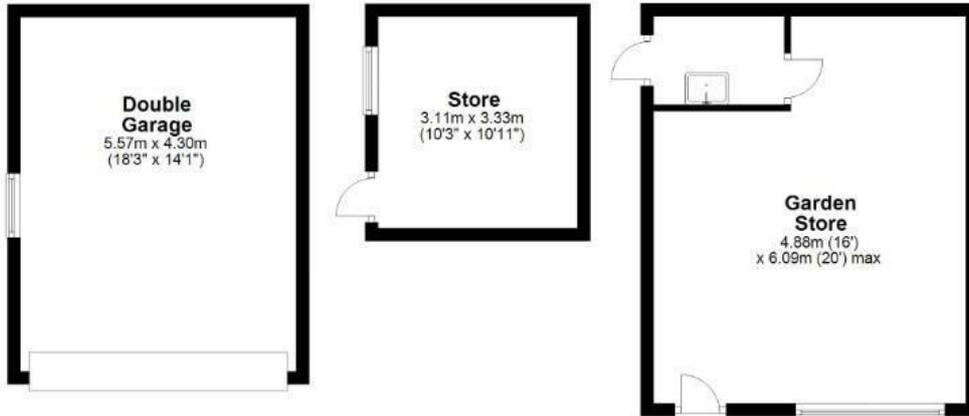
White Heather Cottage, Levisham
 Total area: approx. 130.8 sq. metres (1407.6 sq. feet)

Ground Floor
 Approx. 78.8 sq. metres (848.5 sq. feet)



Outbuildings, White Heather Cottage
 Total area: approx. 64.0 sq. metres (688.6 sq. feet)

Ground Floor
 Approx. 64.0 sq. metres (688.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			76
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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