

# ROUNTHWAITE & WOODHEAD

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



## ANVIL COTTAGE NEWTON-ON-RAWCLIFFE, YO18 8QA

**A detached and well presented stone cottage located in the middle of the village**

<b>Dining Kitchen</b>	<b>Shower Room</b>	<b>Front &amp; Rear Gardens</b>
<b>Sitting Room with Log burner</b>	<b>Oil Fired Central Heating</b>	<b>Green House and Vegetable Plot</b>
<b>Study/Bedroom 5</b>	<b>uPVC Double Glazing</b>	<b>Range of Outbuildings</b>
<b>Cloakroom</b>	<b>Garage</b>	<b>Quiet Village Location</b>
<b>4 First Floor Bedrooms</b>	<b>Ample Parking</b>	<b>EPC Rating E</b>

**PRICE GUIDE: £450,000**

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

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

## Description

Arriving at Newton-on-Rawcliffe and heading up the main street, Anvil Cottage can be located in line with the Duck pond and the village pub, on the left hand side. Set back from the row of stone cottages that flank the street Anvil Cottage is believed (as the name might suggest) to have been the site of the village Blacksmith. Over more recent years the property has been renovated and extended to stand in the middle of its grounds with a low maintenance, raised garden to the front stocked with shrubs and dwarf conifers and a lawn to the rear. A row of outbuildings run along the other side of the drive offering useful workshop space, fuel storage and a good sized garage.

Inside there is a dining kitchen, the full depth of the property, with fitted units, a flagged floor and exposed ceiling beams. From here there is a good sized sitting room with a log burning stove set into a stone fireplace. This room has patio doors on its Western wall that overlook the rear garden and a door leading to a study/ground floor bedroom. Stairs rise from the Sitting room to access four double bedrooms and a house shower room. The windows along the landing and back bedroom have glorious views over open countryside. The property also has a ground floor wc.

Outside, a gravel drive gives access to a turning area offering parking in front and the drive extends around the side of the house to get to Anvil Cottage's garage. To the Southern side of the private rear lawn there is also a productive kitchen garden with a green house.

## General Information

**Location:** Newton Upon Rawcliffe is an attractive, quiet village four miles North of the Market town of Pickering. Mentioned in The Domesday Book, Newton is a traditional North Yorkshire village of stone and pantile cottages and farms built round the wide green and duck pond. It has a pleasant pub, church, chapel and playing field with hard court. Lying partially inside The North York Moors National Park, the village has many pleasant walks, bridleways and spectacular views over Newtondale. There is a good range of shops, schools and services available in Pickering and from here there are excellent road links to the East Coast and The City of York. There is a train station at the nearby town of Malton that runs to York and the Intercity service beyond.

**Services:** Mains water and electricity are connected. Connection to mains drains. Oil fired central heating

**Council Tax:** We are informed by North Yorkshire Council that Anvil Cottage falls into band E

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

**Directions:** On approaching Newton from the Pickering direction Anvil Cottage can be found at the top end of the village, overlooking the duck pond. Postcode (YO18 8QA)

**Viewing Arrangements:** Strictly by prior appointment through the Agents:

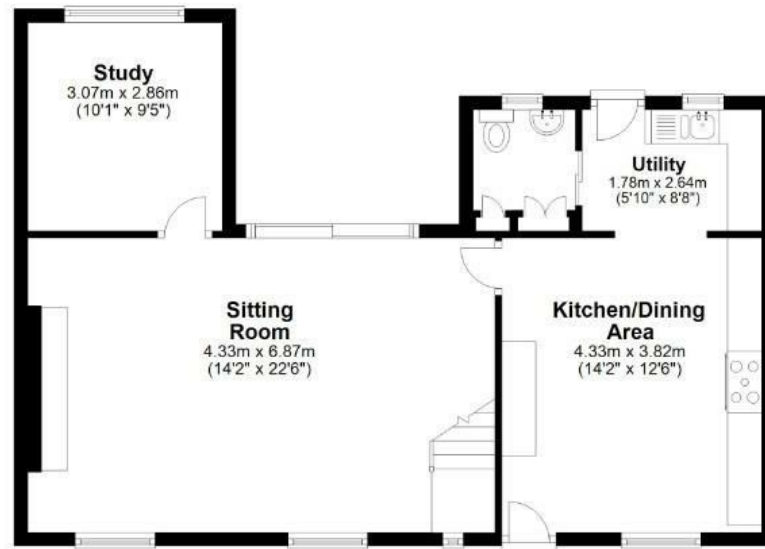
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone 01751 472800



# Accommodation

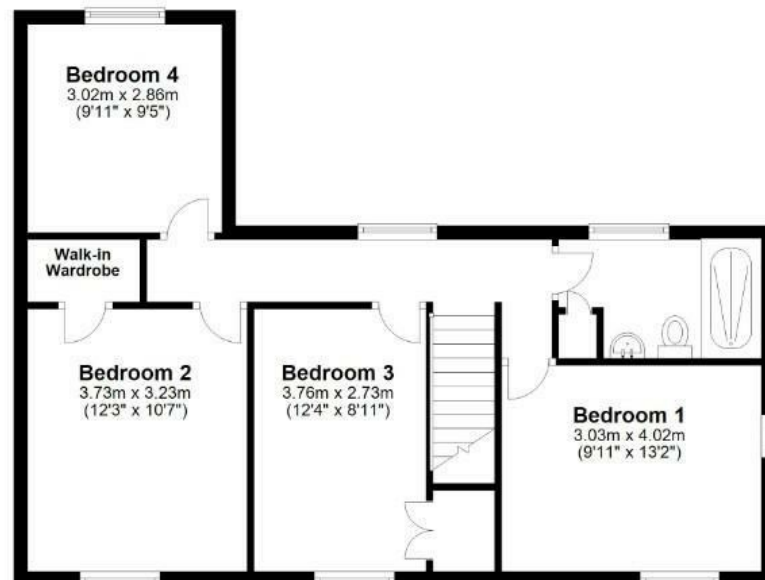
## Ground Floor

Approx. 63.8 sq. metres (686.4 sq. feet)




## First Floor


Approx. 62.2 sq. metres (669.9 sq. feet)



Total area: approx. 126.0 sq. metres (1356.3 sq. feet)

**Anvil Cottage, Newton on Rawcliffe**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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