

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## APPLE TREE COTTAGE, MAIN STREET, WOMBLETON, YO62 7RX

**An appealing detached property with a lovely garden, workshop, garage & parking in a convenient village environment**

**Entrance Hall**

**Sitting Room**

**Dining Room**

**Kitchen**

**Utility Room**

**Cloakroom**

**3 Double Bedrooms**

**En Suite Shower Room**

**Bathroom**

**uPVC Double Glazing**

**Gas Central Heating**

**EPC Rating: C**

**GUIDE PRICE £380,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 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

Apple Tree Cottage was built in the 1990's from natural stone and occupies a large plot, nicely set back from the road allowing plenty of room to park vehicles on the gravel drive in front with a well stocked shrubbery running the full length of the drive. Gated, side access leads to a generous single garage which lends itself perfectly to workshop use with space for tools, storage and workbenches as does a substantial, timber framed workshop which is tucked nicely behind the garage. Both the garage & workshop have electricity connected. The private, well maintained rear garden enjoys a south/west aspect with planted borders, lawn area and patio for arranging garden furniture etc; a lovely place to sit and relax during the warmer months.

The interior comprises a welcoming entrance hall with cloakroom and a good size sitting room with exposed stone features and an open fire which currently houses a gas fire. Throughout the house are traditional features including beamed ceilings and cottage style board and latch doors, all in keeping with the cottage feel. From the sitting room an archway leads through to a dining room which adjoins the kitchen. There is huge scope to merge the kitchen and dining room into one to create a more 'open plan' space, to align with more modern living trends. On the first floor, there are three double bedrooms, one with an en suite shower room, plus a house bathroom.

In summary, a versatile home in an attractive village setting likely to appeal to a wide audience including younger families and retired persons alike.

## General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

Council Tax: We are informed by Ryedale District Council that the property falls in band E.

EPC: Rating C

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

Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034

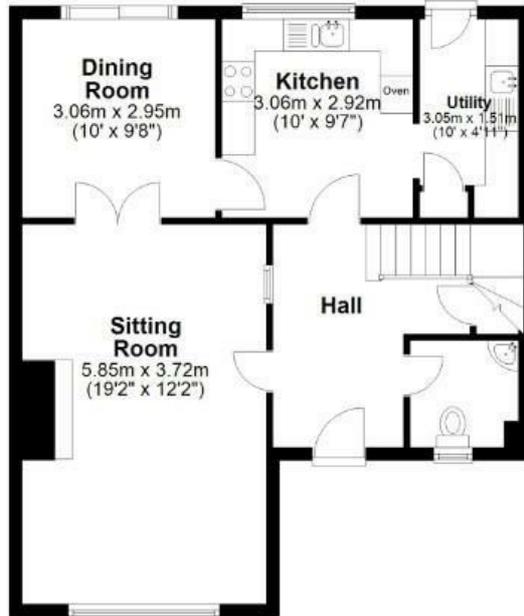
Wombledon is a popular village of both modern and traditional style houses and cottages, located just off the main A170 Thirsk to Scarborough road approximately 2.5 miles to the west of Kirkbymoorside. Wombledon has a good dining pub, an active Village Hall, sports field and tennis court. There is a bus service to Kirkbymoorside and Helmsley both of which have a weekly market, a variety of shops, good eateries and other recreational facilities. The award winning Beadlam Grange Farm Shop on the way to Helmsley provides the ultimate farm shopping experience and is handy for those every day essentials. In the nearby village of Nawton there is Ryedale Comprehensive School and a reputable infant school.



# Accommodation

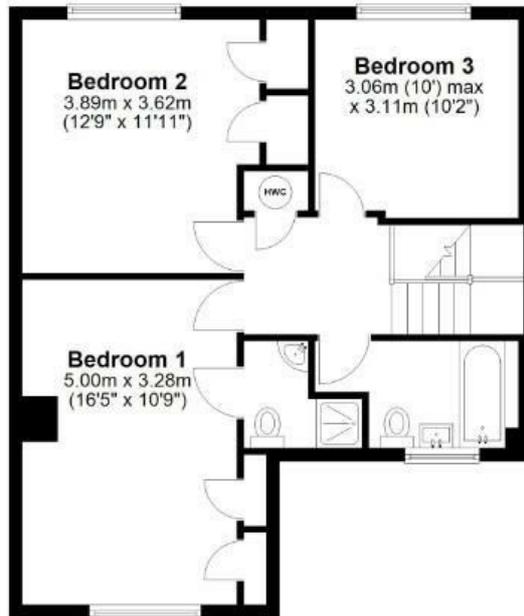
## Ground Floor

Approx. 59.0 sq. metres (635.3 sq. feet)



## First Floor

Approx. 59.0 sq. metres (635.3 sq. feet)



Total area: approx. 118.0 sq. metres (1270.5 sq. feet)

## Apple Tree Cottage, Wombledon

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	76
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			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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