

ROUNTHWAITE & WOODHEAD

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BITCHAGREEN COTTAGE, FARNDALE, YO62 7LB

**A superb farmhouse & small annex located in an idyllic setting
with outbuildings and a fabulous garden & orchard extending to approx 1 acre**

Entrance Hall

Sitting Room

Farmhouse Kitchen/Diner

Utility Room

Cloakroom

Living Room

4 Bedrooms

Bathroom

Shower Room

Unfurnished

Long Term Let

EPC Exempt

RENT: £1,700 PER MONTH

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

A rare opportunity to rent a period farmhouse with an adjoining annex in the heart of the North York Moors National Park. Farndale is a nature reserve where, each Spring, its glorious daffodils put on one of nature's most beautiful shows and where the miles of dry stone walls contain endless flocks of sheep belonging to the hill farmers. The nearby market towns of Kirkbymoorside, Helmsley and Pickering provide all the usual every day amenities and recently at Low Mill in Farndale a small village shop is open for business selling basic essentials and more.

Bitchagreen Cottage is believed to date back to the 1700's and was formerly 2, thatched cottages. Now a splendid detached farmhouse offering modernised accommodation with oil fired central heating where, from virtually every window, there is a terrific view either across the lovely garden or over neighbouring farmers fields towards the Farndale valley beyond.

The versatile accommodation provides 2 reception rooms (both with wood burning stoves), a large farmhouse kitchen with oil fired Stanley, a second kitchen/utility room (for jam making !) and 4 bedrooms all within the main house. The adjoining Annex, aka Mini's Cottage, provides compact self contained one bedroom accommodation ideal for a dependent relative. The Annex can only be occupied as an extension to the main house but cannot be sub-let.

The 'piece de resistance' is the garden; there is nowhere quite like it. Approx. 1 acre of gardeners pleasure in the form of a productive vegetable plot, orchard, pond, roses, small paddock, composting area and a range of useful stone outbuildings creating workshop space, room to stack logs and store home-grown produce throughout the seasons. The successful applicant will have a passion and understanding of the countryside (and the demands that can go with it) and must have the capability to manage such a special property and its vast garden.

General Information

Services: The property has mains water and electricity connected. Oil fired central heating in the main house. Electric heating in the Annex. Septic tank drainage. EPC Exempt (further details on request)

Council Tax: Band D.

Rent: £1,700 per calendar month, payable monthly in advance by bankers order.

Deposit: A deposit of £1,700 will be required at the commencement of the tenancy. The bond will be protected through MyDeposits.

Outgoings: Tenants will be responsible for payment of electricity, water, heating oil and Council Tax, plus the cost of a telephone connection (if required and if applicable).

Online Photography: The exterior photographs seen here were taken during the month of May 2025.

Rental Term: Preference will be given to tenants who are specifically looking for a longer term let.



Accommodation

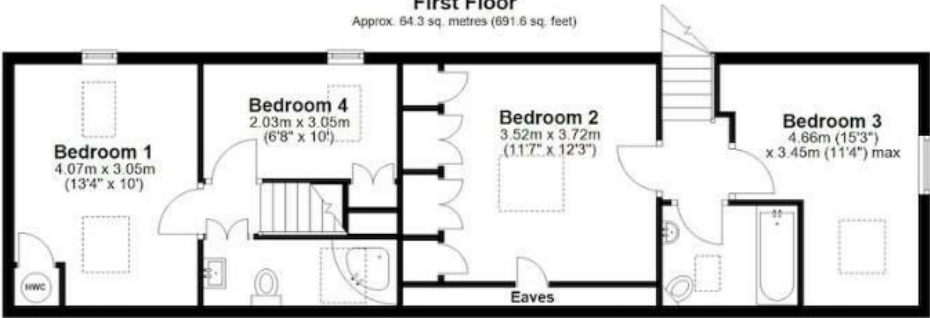
Ground Floor

Approx. 97.6 sq. metres (1050.4 sq. feet)



First Floor

Approx. 64.3 sq. metres (691.6 sq. feet)



Total area: approx. 161.8 sq. metres (1742.0 sq. feet)

Bitchagreen Cottage, Farndale

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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
www.rounthwaitewoodhead.co.uk

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