

# ROUNTHWAITE & WOODHEAD

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



## **TOWNEND COTTAGE, HIGH LANE, BEADLAM, YO62 7SY**

**A traditional double fronted stone cottage with many appealing features**

**Entrance Hall**

**Sitting Room**

**Kitchen/Diner**

**Ground Floor Cloakroom**

**2 Double Bedrooms**

**Bathroom**

**Enclosed Lawned Garden**

**Private Parking**

**No Onward Chain**

**PRICE GUIDE: £270,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

**www.rounthwaite-woodhead.co.uk**

## Description

This pretty, double fronted stone built cottage known as Townend Cottage comprises a semi detached property full of character which, in the past, has operated as a lucrative holiday let but equally would make a lovely first time purchase or retirement property with private car parking space and enclosed south west facing garden.

Internal features include beamed ceilings, exposed stonework and an open fire in the sitting room. The kitchen is fitted with a range of pine fronted units and is amply big enough to accommodate a dining table to seat at least 4. There are two double bedrooms and a bathroom on the first floor.

Beadlam lies along the A170 approximately 2.5 miles to the east of Helmsley and a similar distance from Kirkbymoorside, both popular market towns with all the usual amenities on offer. The village is unusual in that it is directly joined onto another village, Nawton, and is commonly given the name Nawton Beadlam. The award winning Beadlam Grange Farm Shop, which is just outside the village, stocks everyday essentials and has an exceptional butchers counter, fruit and vegetables, bread, milk, home-made ready meals etc. There is a bus stop in the village providing connections to other market towns, to Scarborough on the east coast and to York and schools include Nawton Primary School as well as Ryedale Secondary School, awarded 'Outstanding' status at its 2023 Ofsted inspection.

## General Information

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

Council Tax: North Yorkshire Council. The property falls in Band D

EPC Rating: The property is rated E.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion. No onward chain.

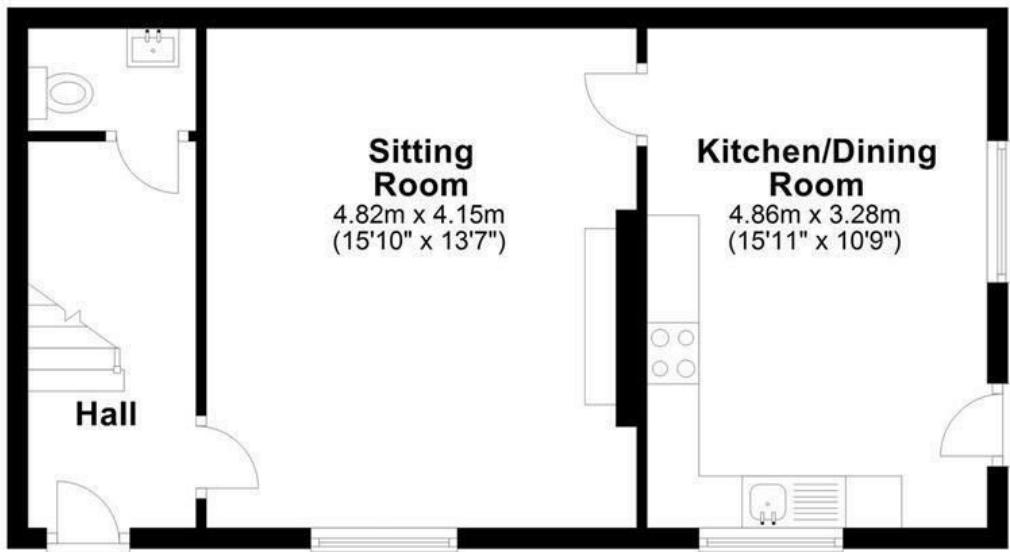
Viewing Arrangements: By appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)



## Accommodation

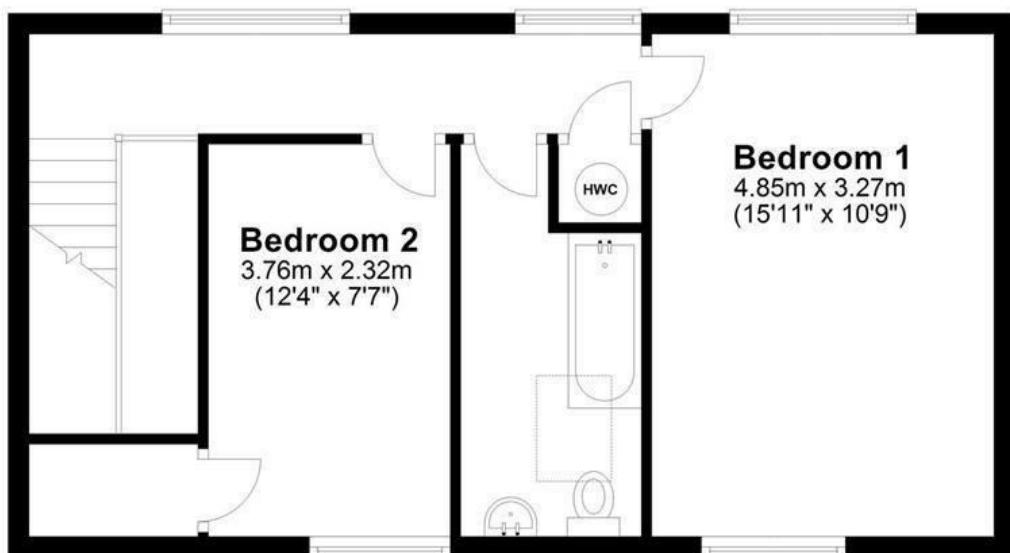
### Ground Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



### First Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



Total area: approx. 89.1 sq. metres (959.5 sq. feet)

## Townend Cottage, Beadlam

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 (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  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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