

ROUNTHWAITE & WOODHEAD

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CRAGG COTTAGE, DALESIDE EAST ROAD, FARNDALE, YO62 7XG

A detached, period cottage with a separate annex, outbuildings and garaging set in an acre of gardens and woodland with spectacular views

Entrance/Boot Room	Sitting Room	Kitchen/Diner
Study/2nd Sitting Room	2 Double Bedrooms	Bathroom
Annex/Guest Room	Detached Garage	Various Other Outbuildings

£625,000

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

For those with an urge to 'escape to the country' Cragg Cottage might just be the ticket! Nestled along Daleside East in the stunning Farndale valley lies this pretty, double fronted cottage with stunning views from virtually every window.

Cragg Cottage has been in the same family for over 45 years and during the passage of time the modest two bedroom accommodation has been extended and improved to provide a practical entrance/boot room, two reception rooms and a kitchen/diner on the ground floor with the main sitting room having that ever important log burning stove to keep the chill off during the cooler months. A room at the back was added in 2010 creating a light and bright place to sit with a book or use as a study, having French doors opening out to the garden. Both bedrooms will accommodate a double bed and there is a small bathroom.

In order to supplement the accommodation, one of the stone barns in the garden was converted in 2009 to provide garaging, ancillary storage and self contained living space perfect for guests or extended family.

The property is approached along a private drive belonging to Farndale Estate, over which Cragg Cottage and the neighbouring property, Cragg House, have access. Within the clearly defined boundaries there is plenty of parking, a substantial detached garage and further outbuildings providing good storage/workshop space. In the main, the garden is left to its natural devices with a huge expanse of lawn and woodland extending to approximately 1 acre and no matter where you are in the garden, the views are simply wonderful.

General Information

Services: Mains electricity is connected. Electric heating. Septic tank drainage. Private spring water supply.

Council Tax: We are informed by North Yorkshire Council that the property falls in band D.

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.

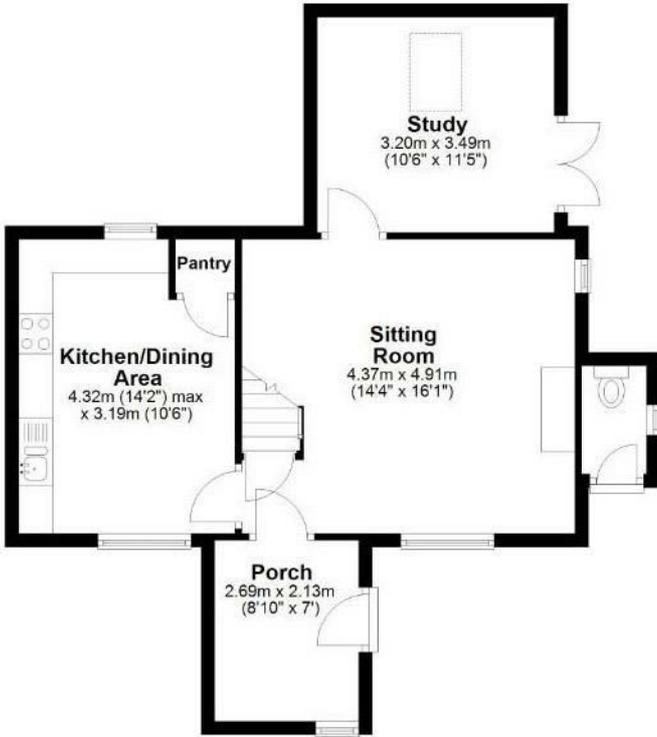
Farndale is a nature reserve where, each Spring, its glorious daffodils put on one of nature's most beautiful shows and where the miles of drive stone walls contain endless flocks of sheep belonging to the hill farmers. The nearby market towns of Kirkbymoorside, Helmsley and Pickering provide all the usual every day amenities and recently at Low Mill in Farndale a small village shop has opened for business selling basic essentials and more.



Accommodation

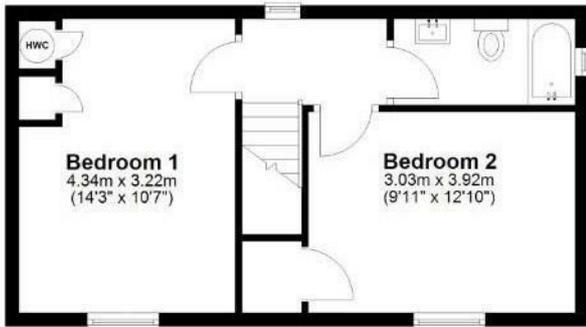
Ground Floor

Approx. 54.9 sq. metres (591.0 sq. feet)



First Floor

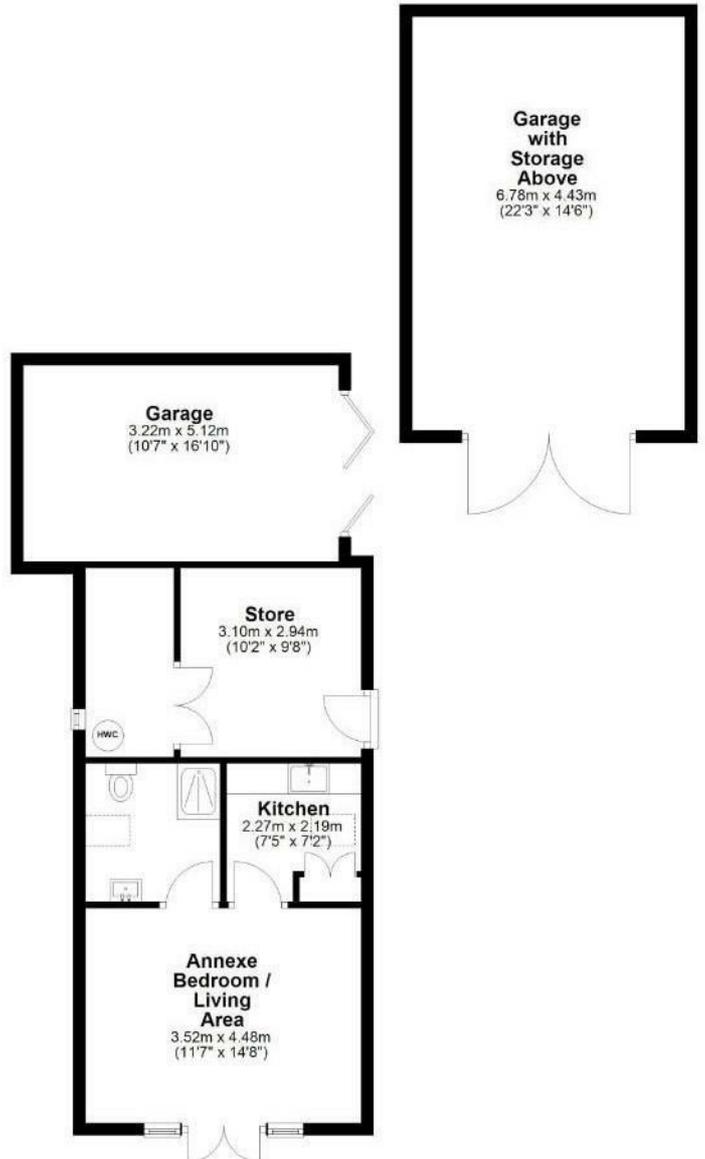
Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 90.7 sq. metres (976.7 sq. feet)
Cragg Cottage, Low Mill

Ground Floor

Approx. 87.6 sq. metres (943.4 sq. feet)



Total area: approx. 87.6 sq. metres (943.4 sq. feet)
Cragg Cottage - Outbuildings, Low Mill

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		36	
(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
www.rounthwaitewoodhead.co.uk

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