

# ROUNTHWAITE & WOODHEAD

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## **PENN COTTAGE, MAIN STREET, WOMBLETON, YO62 7RX**

**A fully renovated detached cottage within a popular village location**

**Entrance**

**Large Sitting Room/Diner**

**Kitchen/Breakfast Room**

**2 Double Bedrooms**

**Stylish Shower Room**

**EPC Rating D**

**Potential Off Street Parking**

**Garden + Paved Courtyard**

**No Onward Chain**

**PRICE GUIDE: £275,000**

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

Situated in a prominent position within the village of Wombleton lies Penn Cottage, a double fronted stone and pantile property which, in 2012, was given a complete overhaul. Within the last month, the roof has been renewed, the shower room replaced with stylish fittings and virtually every room has been newly carpeted and decorated in Farrow & Ball's No. 2013 'Matchstick' giving the property a light and fresh appearance with that 'ready to move into' feel.

The large sitting room/diner has in the past been 2 rooms but to keep up with modern living trends of today, the dividing wall has been removed to create a lovely open plan space with a painted beamed ceiling and stone/brick fireplace at one end including a wood burning stove by Town & Country Fires of Pickering. The fireplace has a dark oak overmantel and oak fender featuring the intricate wood carving skills of the famous Mouseman of Kilburn. The single storey kitchen extension features a comprehensive range of cream painted 'Shaker' style units, a deep Belfast style sink and a Rangemaster electric oven with gas hob. From the kitchen there are French, glazed doors opening out onto a stone paved courtyard which gets a generous amount of sunshine. On the first floor there are two double bedrooms both with east facing elevations together with a smart shower room.

Alongside the cottage runs a short tarmac drive off the village street, owned jointly between Penn Cottage and Chapel Garth. Adjacent to Penn Cottage, on the opposite side of the drive, is an area of garden of which part could be used to create off-street parking if required.

## General Information

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

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. The property is currently unoccupied and there is no onward chain.

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

Wombleton 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. Wombleton 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 a reputable infant school as well as Ryedale Comprehensive school that received 'Outstanding' status in its 2023 Ofsted report.



# Accommodation

## Ground Floor

Approx. 53.7 sq. metres (578.2 sq. feet)

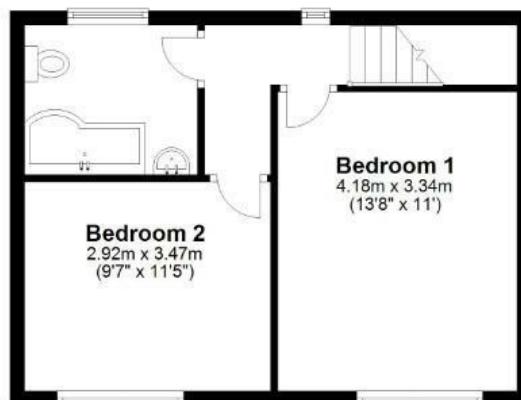


## Sitting Room

5.11m (16'9") x 6.88m (22'7") max

## First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 88.9 sq. metres (956.6 sq. feet)

## Penn Cottage, Wombleton

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  
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