

ROUNTHWAITE & WOODHEAD

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



CHURCH FARM COTTAGE, CHURCH STREET, NUNNINGTON, YO62 5US

A charming and well presented stone cottage in the heart of this pretty village

Sitting Room with open fire

Kitchen/Diner

Cloakroom

3 Bedrooms

Bathroom

Double Glazing

Walled, Patio Garden

Garage & Parking

No Onward Chain

PRICE GUIDE: £395,000

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

Nunnington is a sought after, picturesque village within Ryedale situated approximately four miles to the south east of Helmsley. The village is approached from the south along a fine avenue of trees from Caukleys Bank towards the River Rye and Nunnington Hall. The village is set within beautiful countryside and the local market towns of Kirkbymoorside, Helmsley and Malton all provide a wide range of amenities and from Malton there are good road and rail links to the city of York.

Church Farm Cottage comprises a traditional, double fronted stone and pantile property occupying an elevated position along Church Street in the heart of the village. The interior is modern and fresh but at the same time has character with cottage latch doors, window shutters, window seats and that ever important open fire in the sitting room to give it that really cosy feel during the cooler months. A practical, working kitchen comes with plenty of cupboard space, granite worktops, integrated appliances and room for a dining table. The kitchen has a tiled floor with underfloor heating. A light and airy landing leads to three bedrooms (two double, one single) plus a well appointed bathroom on the first floor.

Immediately to the rear of the cottage is a walled, patio garden; somewhere pleasant to sit and enjoy the peaceful surroundings of Nunnington. This area is ideal for container gardening and is fairly low maintenance. A few strides up the street brings you to row of three garages - as you face the row, the single garage belonging to the property is the one on the right.

General Information

Services: Mains water, electricity are connected. Connection to mains drains. Modern electric heating system.

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

EPC Rating: F

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

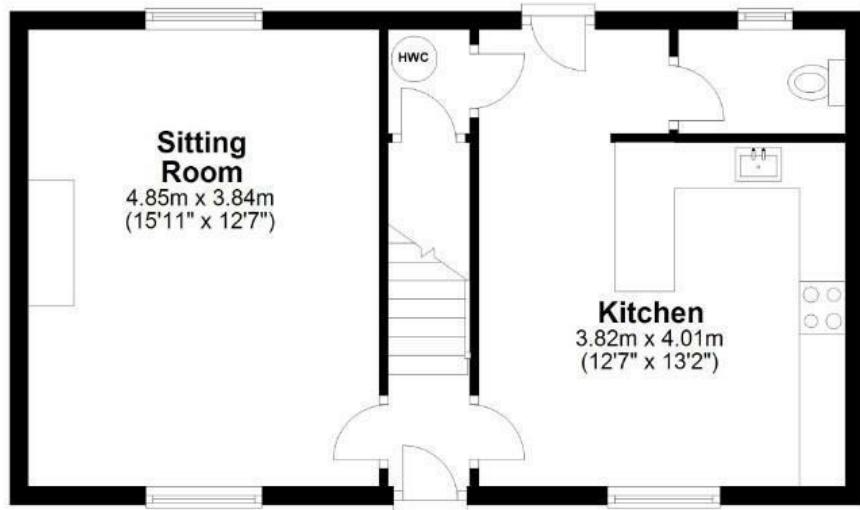
Viewing Arrangements: Strictly by prior appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, YO62 6DA. Tel: 01751 430034.



Accommodation

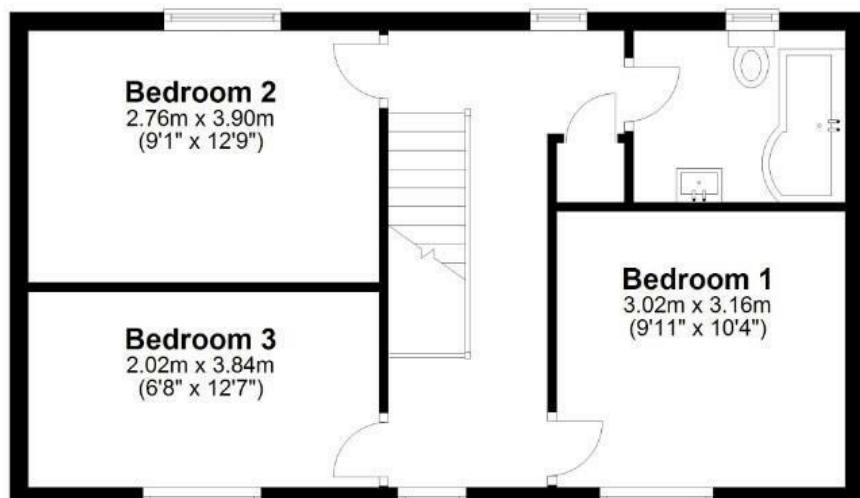
Ground Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



First Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 88.9 sq. metres (957.2 sq. feet)

Church Farm Cottage, Nunnington

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 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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