

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

WESTERN COTTAGE WELBURN, YORK, YO60 7DX



- BEAUTIFULLY PRESENTED CHARACTER COTTAGE WITH LARGE GARDEN
- NEWLY FITTED BESPOKE KITCHEN
- WELL MAINTAINED SOUTH FACING GARDEN BACKING ONTO OPEN FIELDS
- EXTENDED AND REFURBISHED IN RECENT YEARS
- THREE DOUBLE BEDROOMS (MASTER WITH EN-SUITE)
- DETACHED GARAGE & PARKING

PRICE GUIDE £550,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.com

Description

Set in the popular and desirable village of Welburn near Castle Howard, this charming three-bedroom stone cottage offers the perfect blend of character and modern living. Recently refurbished to a high standard, the property is beautifully presented throughout and enjoys open views and a spacious, well-maintained South facing garden.

Inside, the home features a newly fitted kitchen with quartz worktops and integrated appliances and space for dining which over looks the rear garden. The dining area links with two spacious reception rooms, a lovely sitting room with solid oak flooring and a wood burning stove and a formal dining room with exposed beamed ceilings and original panel doors. To the rear of the property there is a recently refurbished utility/boot room.

Upstairs the property offers three generously sized double bedrooms, including a master with en-suite facilities and a lovely outlook across the open countryside to the rear.

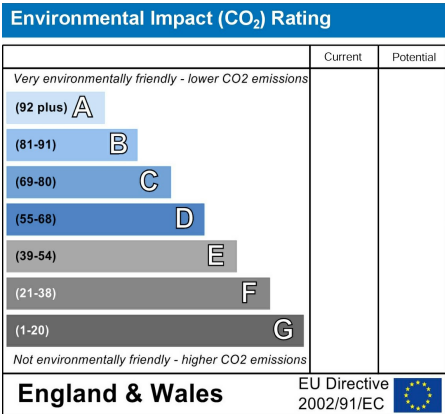
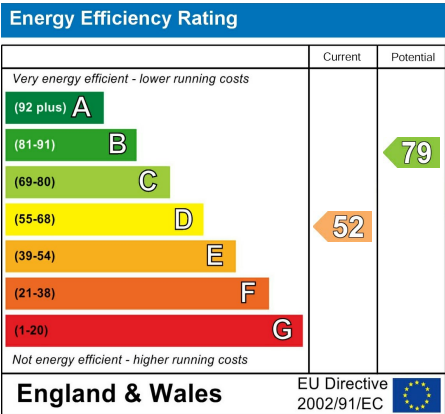
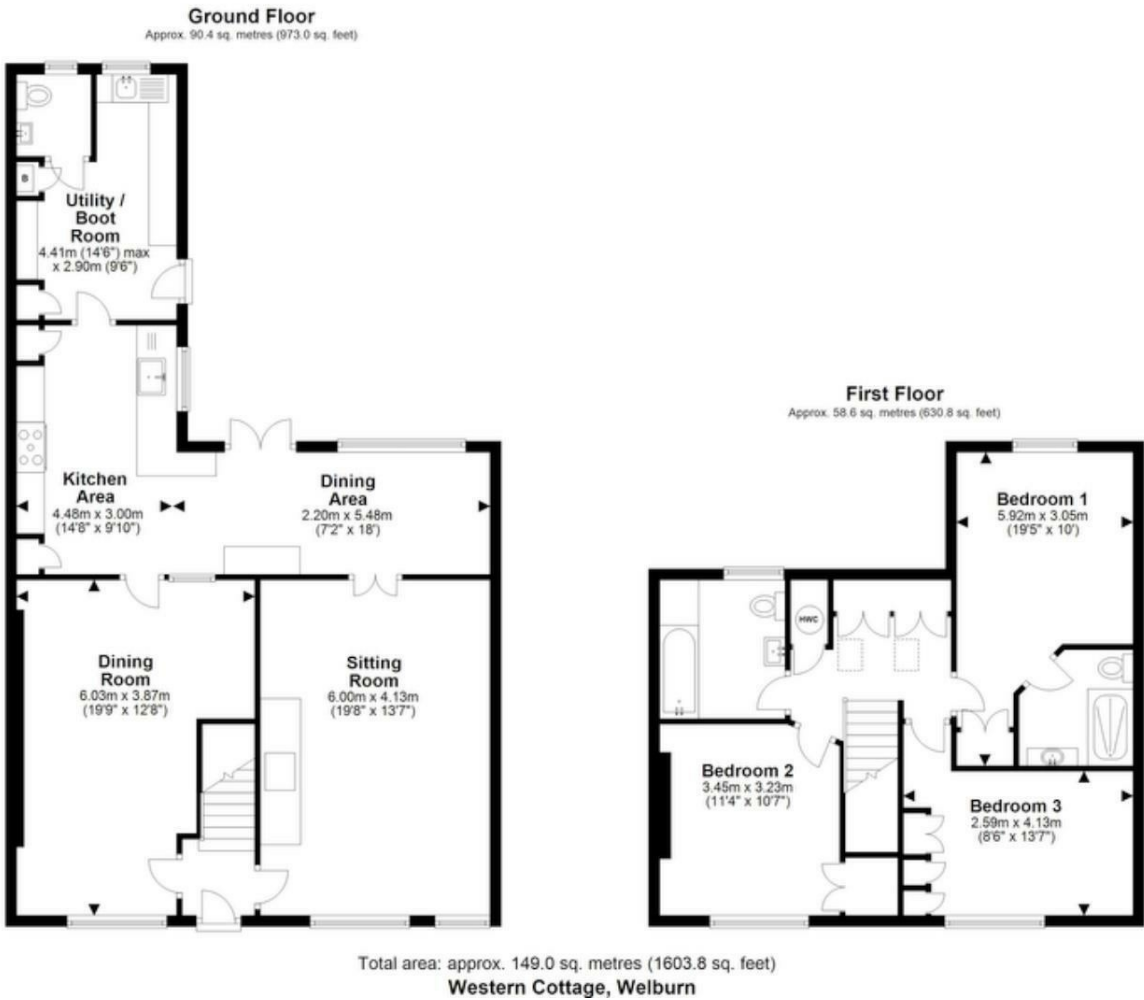
Externally, the property benefits from a detached garage and ample off-street parking for multiple vehicles. The rear garden is mainly laid to lawn, bordered by attractive stone walls and well-established flowerbeds with mature shrubs. A generous paved patio area sits directly behind the house, providing the perfect space for outdoor dining.

The village of Welburn lies within the Howardian Hills National Landscape (previously named as an Area of Outstanding Natural Beauty) approximately 1 mile from the magnificent Castle Howard and the Aboretum. This friendly village has the benefit of a public house, bakery, a well-supported village hall, a church and well regarded Primary School. The market town of Malton is just 5 miles away with a variety of shops and good eating establishments. There are regular markets and popular food festivals. Additionally Malton has the benefit of a railway station with links to the Intercity service at York.

General Information



Accommodation





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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