

Rounthwaite R&W Woodhead

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

DERWENT COTTAGE, 139 SCARBOROUGH ROAD, NORTON, MALTON, YO17 8AD



- Unique 4 Bedroom Detached Cottage
- 3 reception rooms and home office
- Convenient location to the periphery of town
- Beautifully presented accommodation
- Access via private road, parking and carport
- POTENTIAL BUILDING PLOT TO THE GARDEN (Approx 21m x 30m)

PRICE GUIDE £575,000

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

Derwent Cottage is a charming and quite unique property, positioned on the edge of town and approached via a private lane. Constructed of brick and stone beneath a slate roof, the cottage offers immaculately presented and tastefully appointed accommodation throughout. This much-loved family home is coming to the market for the first time in over thirty years.

The spacious layout comprises three reception rooms, including a practical and well-equipped kitchen and dining area that form a generous, open-plan space, ideal for modern family living and entertaining, as well as a snug, sitting room (with accessible attic storage over) office, utility room, cloakroom, and downstairs WC.

There are four bedrooms in total, including one on the ground floor and three on the first floor, with the principal bedroom benefiting from an en-suite shower room, in addition to the house bathroom.

The property has a carport, ample parking and enjoys an enclosed west-facing garden, accessed directly from both the kitchen-diner and the sitting room.

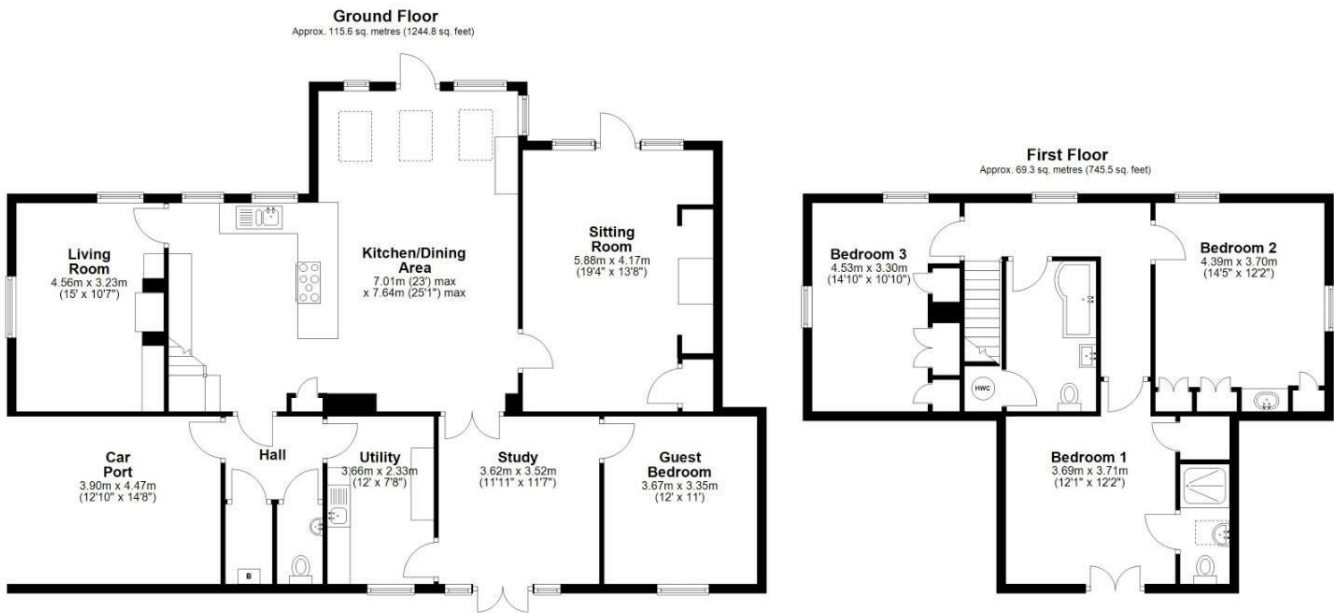
To the East lies an extensive garden area approximately 21m x 30m offering potential for residential development; THE VENDORS HAVE OBTAINED A POSITIVE PRE-APPLICATION RESPONSE from North Yorkshire County Council, which is available upon request.

Conveniently located on the periphery of the town, Derwent Cottage is within approximately one mile of the local amenities of Norton and Malton. The area offers both primary and secondary schooling, together with an excellent range of shops and services. The A64 is easily accessible, providing good road links east and west and connecting to the wider motorway network, while nearby Malton railway station offers connections to the intercity service at York.

General Information



Accommodation



Total area: approx. 184.9 sq. metres (1990.3 sq. feet)
139 Scarborough Road, Norton

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		
	59	77
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
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