

## MELROSE COTTAGE WINTRINGHAM, MALTON, YO17 8HX



- Charming 1/2 bedroom detached cottage full of character
- Substantial enclosed garden backing onto open countryside
- Flexible accommodation with additional ground floor reception/bedroom
- Ample parking with outbuildings including timber shed and brick store

**PRICE GUIDE £270,000**

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

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## Description

A charming and quirky one-bedroom detached cottage, full of character and situated in the highly regarded village of Wintringham.

The accommodation comprises a traditional solid wood kitchen with Aga and space for dining, a cosy sitting room with wood burning stove, and a separate ground floor reception room which offers flexibility as an additional bedroom if required. To the first floor is a double bedroom along with a house bathroom. Externally, the property enjoys a substantial enclosed garden, mainly laid to lawn, backing onto attractive open countryside. There is a large timber framed shed along with a brick outbuilding for storage. Parking for several vehicles.

A delightful and individual home in a sought-after village setting.

The pretty Estate Village of Wintringham lies approximately a mile and a half south of the A64, which provides quick access to the coast, York and the motorway network. Malton is some 6 miles to the west and offers an excellent range of local shopping facilities together with amenities including the Railway Station with links to the Intercity service at York. The adjacent village of Rillington offers some local shopping facilities and has a Primary School. Wintringham has recently benefited from the construction of a splendid Community Hall situated to the northern end of the village.

## General Information

Services: Mains water and electricity. Connection to main drainage. Solid Fuel Heating. Kitchen has Aga.

Tenure: Freehold.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax: We are informed that the property lies in Band C.



# Accommodation

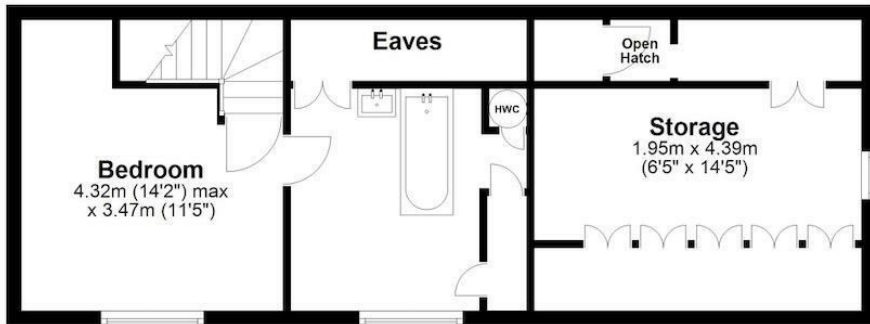
## Ground Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



Total area: approx. 85.0 sq. metres (915.0 sq. feet)  
**Melrose Cottage, Wintringham**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
			<b>54</b>
		<b>30</b>	
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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