

Rounthwaite **R&W** Woodhead

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

SPRING COTTAGE EAST END, AMPLEFORTH, YORK, YO62 4DA



- A unique detached stone cottage
- Two large living rooms, four double bedrooms.
- Three bath/shower rooms Downstairs cloakroom
- Magnificent southerly views from every room across the Howardian Hills
- Dining kitchen opening to oak-framed sunroom
- A sweeping crescent of stone patio and private lawned garden

PRICE GUIDE £775,000

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

This immaculate 19th century property - on the outskirts of Ampleforth - has been carefully restored by the present owners to maximise its breathtaking position.

Every room in Spring Cottage is full of natural light and the views, from outside and inside, stretch over forest and farmland towards the Wolds.

The property is entered through a glass-panelled front door leading to the wide hall with natural wood floor. Turn right into the architect-designed east wing of the house into a beautiful living room with wood burner which enjoys stunning views through floor to ceiling windows. Beyond the living room, is a downstairs double bedroom with an en suite shower room, and double doors opening onto the patio.

Back in the hall, walk to a dining kitchen fully-fitted with classic white shaker-style units. The floor throughout is oak-boarded and the original pine beams have been exposed and restored.

Leading off the dining kitchen, are both a second living room and an oak-framed sunroom, with underfloor heating. This room has floor to ceiling glazed units on three sides and double doors open onto the garden terrace.

A bespoke ash staircase featuring hand-crafted iron spindles leads from the kitchen to the Master bedroom, with en-suite shower, toilet and washbasin. There are two additional double bedrooms and a house bathroom.

Outside, the front of the house is fringed by a wide stone patio, beyond which are the large crescent shaped lawn, double garage (with EV charger) and parking for several vehicles. Finally, between the house and garage - with more spectacular views towards Gilling forest - is a detached sunroom, with oak floor and double doors.

The village of Ampleforth lies on the southern edge of the North York Moors National Park, with good amenities including two pubs, two primary schools, a doctors' surgery, village shop and Post Office. The market towns of Malton, Helmsley, Easingwold and Thirsk are within easy reach and the city of York is some 20 miles distant.

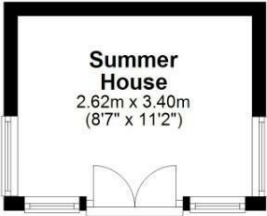
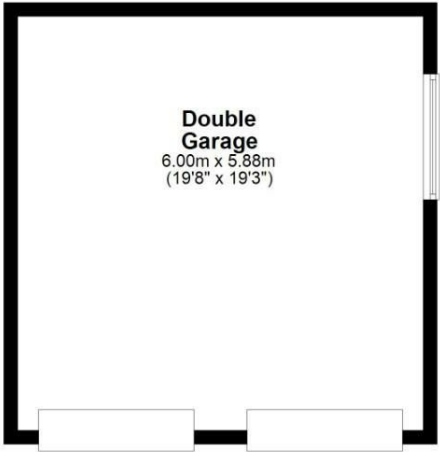
General Information



Accommodation

Ground Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



Total area: approx. 44.2 sq. metres (475.6 sq. feet)
Outbuildings, Spring Cottage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(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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