

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7lx Tel: (01653) 600747 Fax: 08718 130592



NETHERGARTH ACKLAM, MALTON, YORKSHIRE, YO17 9RG

A detached Stone and Pantile Cottage with Annex/Studio and lovely Garden

Entrance Porch

Kitchen

Studio

Entrance Hall

3 Bedrooms

Garage

Sitting Room

Bathroom

Parking

Dining Room

Separate WC

Large Garden

PRICE GUIDE £385,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email: rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

Nethergarth stands to the western extremity of the village with lovely southerly views to the south and west over rolling Wolds countryside. The Cottage is traditionally constructed of stone and tile and offers many interesting features to the accommodation including exposed beams, period fireplaces and arched alcoves to name a few. A full scheme of updating would be desirable and the property offers terrific potential. To the end of the garden there is a useful Annex/Studio which has been used as an interesting music room with a balcony and has scope for a home office/bedsit. The rear of the property faces the village street, the front overlooks its lovely well stocked garden which is principally laid to lawn set within hedged boundaries and adjoining open fields.

Acklam is a rural Wolds Village some 7 miles to the south of Malton where many amenities are available including secondary schooling, sporting and social clubs and good eating establishments. Stamford Bridge is within 5 miles where other amenities and shopping can be found. In the adjacent village of Leavening there is a local Primary School.

General Information

Services: Mains water and electricity, LPG heating. Private drainage to septic tank.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

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

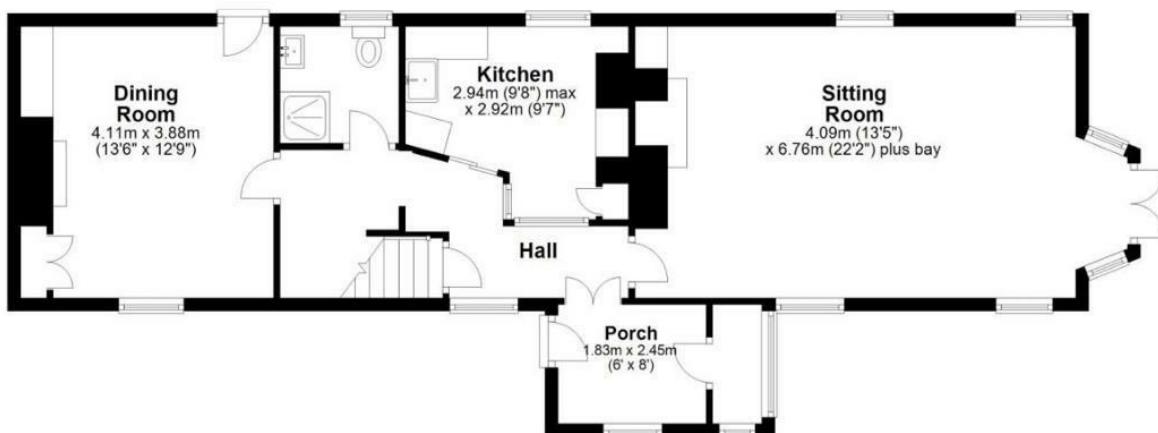
Council Tax: We are informed that the property lies in band F.



Accommodation

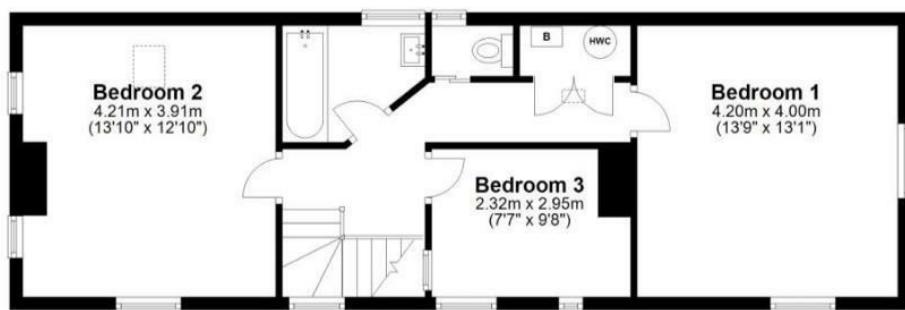
Ground Floor

Approx. 74.7 sq. metres (804.3 sq. feet)



First Floor

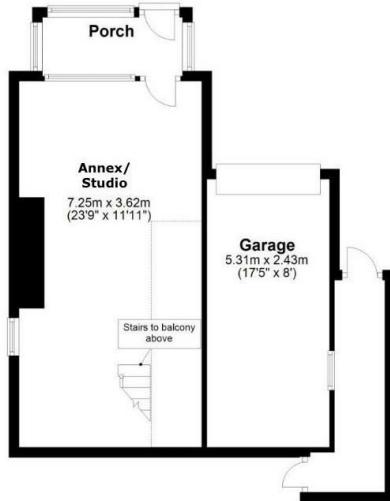
Approx. 55.8 sq. metres (601.1 sq. feet)



Total area: approx. 130.6 sq. metres (1405.4 sq. feet)

Annex Ground Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



Total area: approx. 48.1 sq. metres (518.1 sq. feet)

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	11	
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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