

Rounthwaite R&W Woodhead

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



LOW MOOR COTTAGE NORTHMOOR, WYKEHAM, YO13 9QH

A pretty Stone Cottage in a stunning location with amazing gardens of approx 1.25 acres

Entrance Porch

Dining Room/Bedroom 3

Beautiful Gardens

Utility Room

Bathroom

Extensive Vegetable Plot

Kitchen

2 First Floor Bedrooms

Various outbuildings and Stores

Sitting Room

Summer House

2 Poly Tunnels 6m x 12m each

PRICE GUIDE £415,000

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

Low Moor Cottage is situated in a stunning location within the North York Moors National Park bordering Wykeham Forest some 2.3 miles north of the village of Wykeham. Sheltered by mature Pine and deciduous trees the gardens have a long season blaze of colour and are quite outstanding. There are extensive lawned areas and numerous colourful flower and herbaceous borders to the front side and rear of the cottage beyond which there is a productive vegetable garden, and a grassy orchard ideal for free range poultry. To the northern periphery there are 2 substantial poly tunnels 6m x 12m each.

The cottage is traditionally constructed of stone and pantile and to the southern elevation there are PV pannels generating over 3000kwh per year realising over £600pa. The kitchen leads to a sitting room with multi-fuel stove, which provides heating and hot water and dining room/3rd bedroom and at first floor level there are 2 bedrooms.

Wykeham Forest is on the doorstep and has tracks for walking, running and cycling along with other recreational pursuits. Bird-watching starts in the garden and the Raptor viewpoint isn't far away. The village of Wykeham is approximately 2.3 miles distance and provides local shopping, Artisan Bakery, weekly Farmers Market, Florist & Gift shop, Tea Rooms and a Public House.

Further amenities and schooling are available in the nearby villages of Brompton, Ayton and Hackness and the towns of Scarborough, Pickering and Malton.

Low Moor Cottage offers a brilliant opportunity for those seeking a peaceful lifestyle, surrounded by nature.

General Information

Services: Mains electricity. Mains water and Private drainage. Solar panels generating over 3000kwh per year.

Tenure: We are informed the property is Leasehold (with in excess of 900 years left to run. The annual Ground Rent is £5, payable to Dawnay Estates)

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

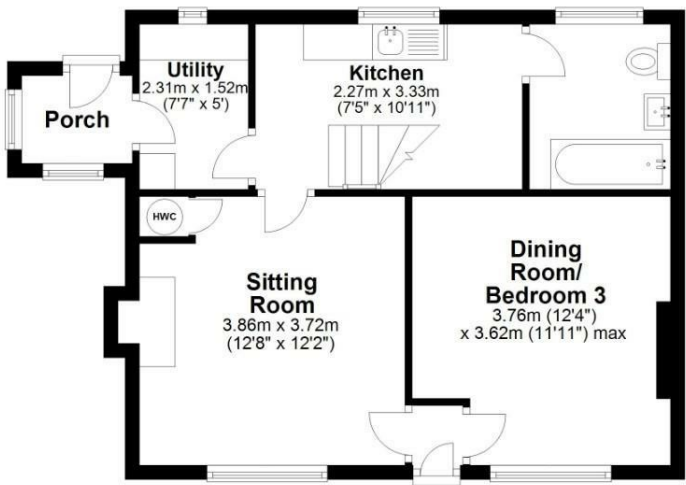
Council Tax: Band C.



Accommodation

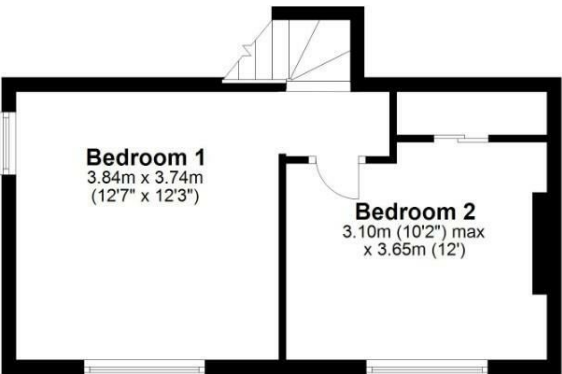
Ground Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



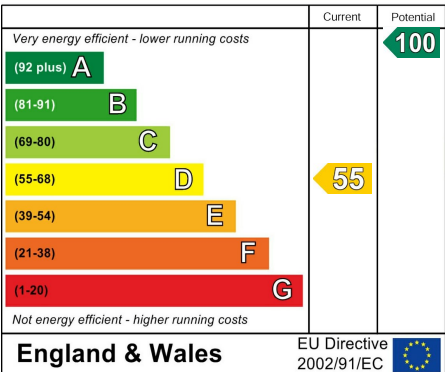
First Floor

Approx. 29.2 sq. metres (314.0 sq. feet)

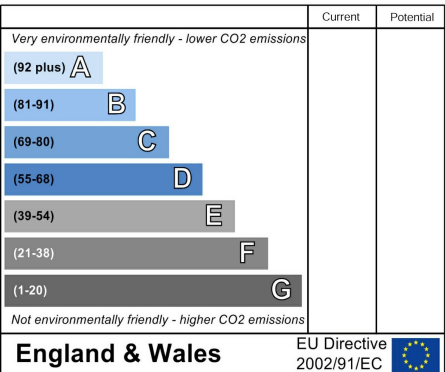


Total area: approx. 76.1 sq. metres (819.3 sq. feet)
Low Moor Cottage, North Moor

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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