

Rounthwaite **R&W** Woodhead

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

SPRING COTTAGE RIEVAULX, YORK, YO62 5LB



- **Pretty Stone Cottage in private gardens**

- Large Garden
- Helmsley 3 miles

- **Fabulous views over Rievaulx Abbey**

- Within North York Moors National Park
- Exceptionally rare opportunity

PRICE GUIDE £345,000

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

Spring Cottage is a pretty, detached south west facing cottage set in the middle of Rievaulx overlooking the historic Abbey. Constructed of stone under pantile with 2 bedrooms, a good sitting room and large kitchen Spring Cottage offers a very rare opportunity to buy a cottage in the beautiful unspoiled village of Rievaulx best known for the stunning 11th century abbey ruin. The property has an attractive lawned front garden with larger gardens to the rear where there is also a useful outbuilding and parking.

Rievaulx lies in a lovely wooded valley in beautiful open countryside about 3 miles to the north west of Helmsley a popular market town which has excellent shops and amenities. The closest railway station is at Thirsk (some 11 miles) where there are fast and regular services both northbound and south to London.

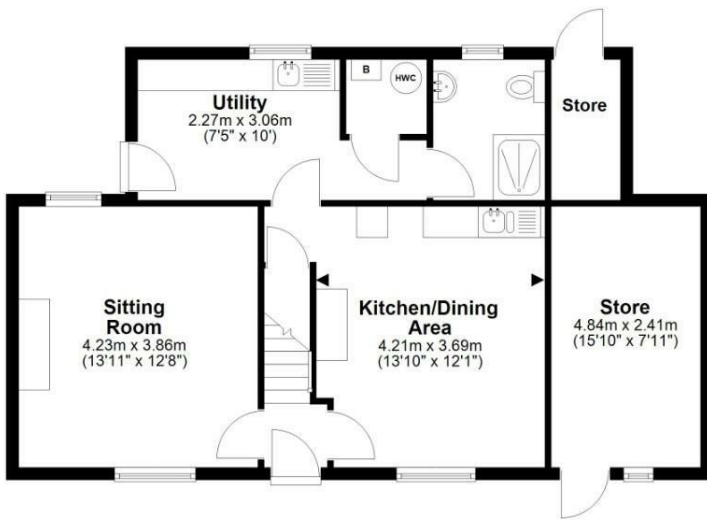
General Information



Accommodation

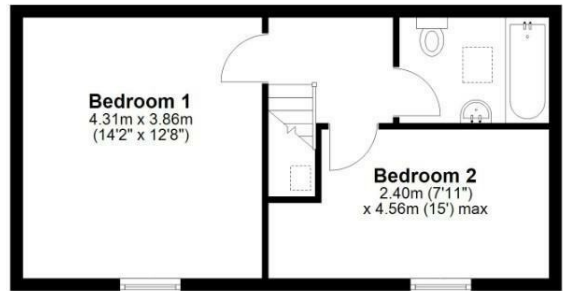
Ground Floor

Approx. 64.4 sq. metres (693.1 sq. feet)




First Floor


Approx. 35.7 sq. metres (384.7 sq. feet)



Total area: approx. 100.1 sq. metres (1077.9 sq. feet)

Spring Cottage, Rievaulx

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	
	100+
39	
EU Directive 2002/91/EC 	
England & Wales	

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	
EU Directive 2002/91/EC 	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

www.rounthwaite-woodhead.com

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