

# ROUNTHWAITE & WOODHEAD

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



## PIGEON COTE COTTAGE WELBURN, YORK, YO60 7DZ

**An attractive two bedroom stone cottage in need of modernisation, located in one of Ryedale's most sought after villages**

**Kitchen**

**Two Double Bedrooms**

**Two Lockup Stores**

**Dining Room**

**Bathroom**

**Lovely Views**

**Sitting Room**

**Oil Central Heating**

**No Onward Chain**

**PRICE GUIDE £235,000**

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

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**



## Description

Pigeon Cote Cottage is a traditional stone and pantile cottage situated at the heart of this highly sought after village. The accommodation requires modernisation/refurbishment and briefly comprises; Dining Room with range fireplace, fitted kitchen, sitting room with open fire, two double bedrooms and a house bathroom.

There is a lovely outlook to the rear and two useful stone built stores. The outside space consists of a low maintenance concrete area for sitting out.

The village of Welburn lies within the Howardian Hills Area of Outstanding Natural Beauty approximately 1 mile from the magnificent Castle Howard and the Aboretum. This friendly village has the benefit of a public house, bakery, a well-supported village hall (hosting various events), church and well regarded Primary School. There are lovely views to Castle Howard, the Pyramid and beyond. The market town of Malton is just 5 miles away with a variety of shops and good eating establishments. There are regular markets and popular food festivals. Additionally Malton has the benefit of a railway station with links to the Intercity service at York. The A64 Leeds Scarborough trunk route is within a mile of the village giving good access to the East coast, the City of York and the motorway network beyond.

## General Information

Services: Mains water and electricity. Connection to mains drainage. Oil Central Heating.

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 C.

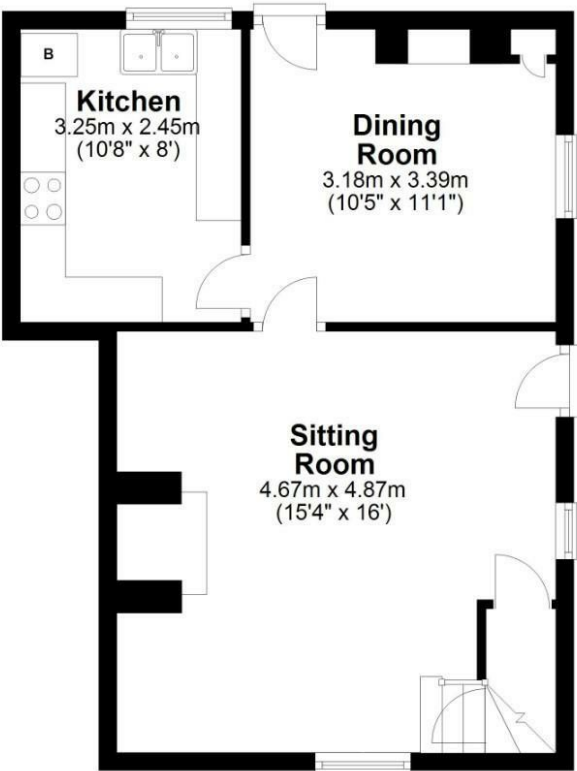
Note: The property is Grade II Listed



Accommodation

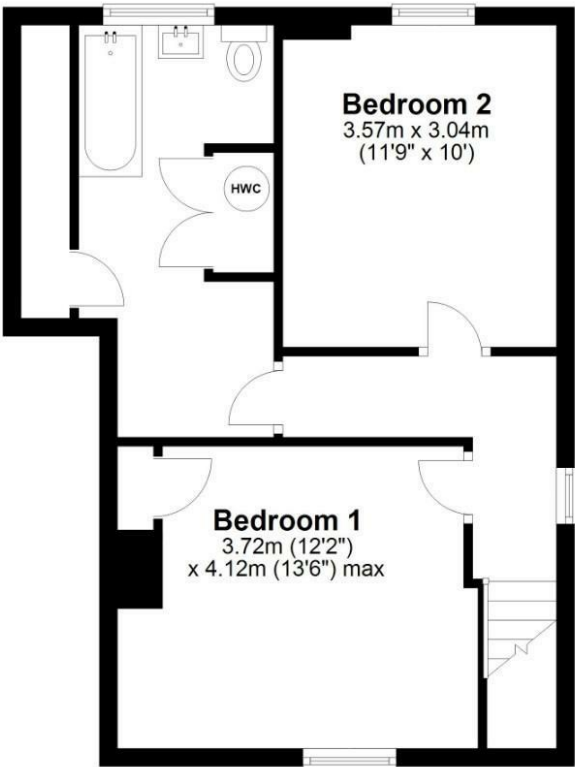
Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)

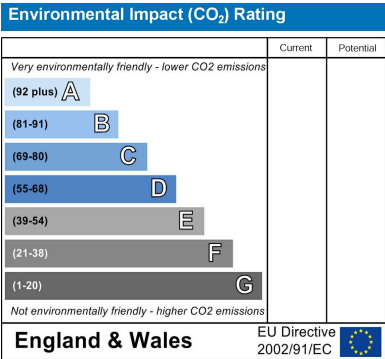
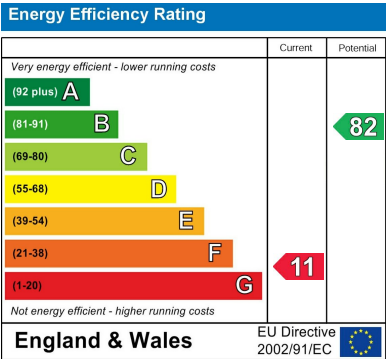


First Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



Total area: approx. 85.1 sq. metres (915.7 sq. feet)  
**Pigeon Cote Cottage, Welburn**







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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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