

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

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.

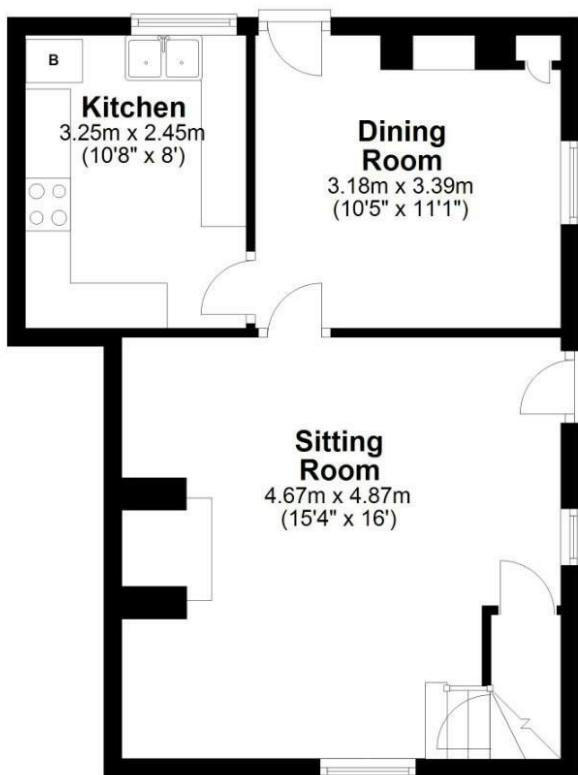
Note: The property is Grade II Listed



Accommodation

Ground Floor

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



First Floor

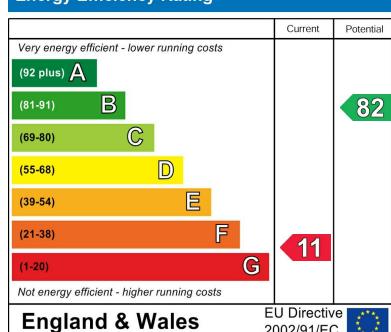
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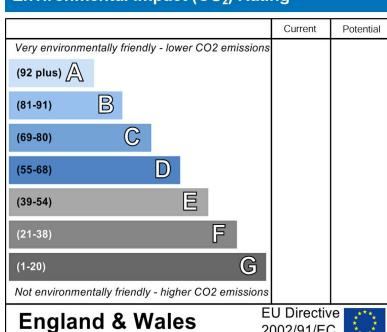
Total area: approx. 85.1 sq. metres (915.7 sq. feet)

Pigeon Cote Cottage, Welburn

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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