

Rounthwaite **R&W** Woodhead

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



FLATT TOP COTTAGE TERRINGTON, YORK, YO60 6PB

A 4 Bedroom Detached Cottage with stunning views and approx 1 Acre of land

Entrance Hall

Living Room

Bathroom

Kitchen/Dining Area

Dining Room

Oil Fired Central Heating

Utility Room

Sun Room

Approx 1 Acre

Sitting Room

4 Bedrooms

Lovely Views

PRICE GUIDE £695,000

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

Flatt Top Cottage is situated in an elevated position at the top of Terrington Bank within the Howardian Hills Area of Outstanding Natural Beauty. There are far reaching views towards Wiganthorpe parkland, Castle Howard woodland to the east and Yearsley Moor to the west. From some first floor bedrooms and the garden there are further views to the south west towards the Vale of York.

The original cottage is of traditional stone and has been extended and provides an excellent dining kitchen with Aga and pantry. There are 3 reception rooms, sun room and utility room to the ground floor, at first floor level there are 4 bedrooms and a house bathroom suite. The accommodation has oil fired central heating. Externally a gravel driveway leads to a turning and parking area surrounded by garden/land spanning approximately 1 acre. The expansive outdoor space is mainly down to lawn with an array of mature trees and shrubs enclosed with fenced boundaries.

Flatt Top Cottage is situated 1 mile from the village of Terrington, 3 miles from Sheriff Hutton and 14 miles from York. Local facilities are available in Terrington with a Prep School, doctor's surgery together with a village shop/cafe and further facilities in Hovingham and Sheriff Hutton. Ampleforth College is approx 10 miles away. The retail parks to the north of York are accessible via Sheriff Hutton and Strensall. The countryside surrounding the property is quite outstanding and there are numerous walks and bridleways and plenty of other recreational pursuits available in the locality.

General Information

Services: Mains water and electricity. Private drainage. Oil fired central heating.

Tenure: Freehold with vacant possession on completion.

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

Council Tax: Band F.



Accommodation

Ground Floor

Approx. 116.4 sq. metres (1253.3 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.4 sq. feet)




Total area: approx. 176.0 sq. metres (1894.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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

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