

Rounthwaite **R&W** Woodhead

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

ROSE COTTAGE WELBURN, YORK, YO60 7DZ



- Beautifully presented Grade II Listed cottage full of period charm
- Recently fitted dining kitchen with views over the rear garden
- Highly sought after village within the Howardian Hills
- Three bedrooms arranged over three floors
- Enclosed, low-maintenance rear garden with parking space

PRICE GUIDE £395,000

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

A beautifully presented three-bedroom Grade II Listed cottage, situated in the heart of one of Ryedale's most sought-after villages. Rose Cottage is a traditional stone-built home arranged over three floors, offering an abundance of period charm. The property retains a wealth of original features including sash windows, exposed beams, board and latch doors, window seats and characterful timber lintels. The ground floor benefits from a recently fitted dining kitchen extending the full depth of the property, enjoying views over the rear garden, with a door leading through to a cosy sitting room featuring an impressive inglenook fireplace and wood burning stove.

To the first floor are two well-proportioned double bedrooms along with a house bathroom, while the second floor provides a delightful third bedroom with exposed beams and Velux windows to both the front and rear. Externally, the property enjoys an attractive, low-maintenance rear garden, fully enclosed by brick walling and timber fencing, with the added advantage of a parking space. A charming and characterful home in an exceptional village setting

The village of Welburn lies within the Howardian Hills National Landscape (previously AONB) approximately 1 mile from the magnificent Castle Howard and Aboretum. The village also has the benefit of a public house, deli/cafe, 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 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



Accommodation



Total area: approx. 112.9 sq. metres (1214.7 sq. feet)
Rose Cottage, Welburn

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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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