

Rounthwaite **R&W** Woodhead

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

SPROXTON COTTAGE SPROXTON, YO62 5EF



- **Unique single story stone cottage**
 - **3 bedrooms**
 - **Private garden**

- **Quiet village near Helmsley**
 - **Dining Kitchen with aga**
 - **Vehicle hardstanding**

PRICE GUIDE £375,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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www.rounthwaite-woodhead.com

Description

Sproxton cottage is situated on the south side of the Main Street, a lovely peaceful and desirable village with no through traffic.

Constructed of stone and french pantiles the accommodation provides a spacious dining kitchen with access to the rear garden, a living room with dining area which leads to the garden room. In addition there are 3 bedrooms, bathroom and cloakroom. The cottage was refurbished approximately two years ago and offers good potential to extend (subject to necessary consents).

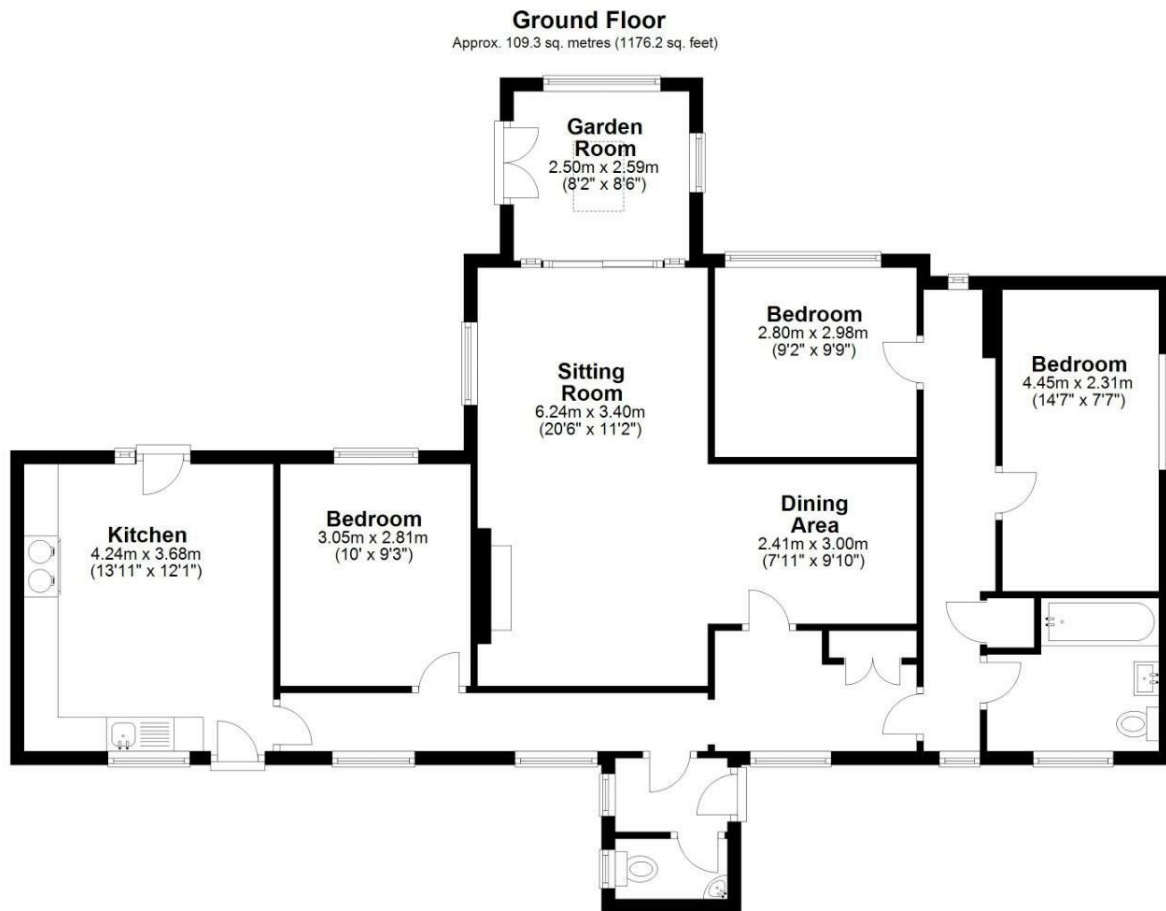
To the rear is a private, enclosed garden—sheltered and bordered by fencing. Off road parking and hardstanding is available to the front. The front of the property provides off-road parking and a hardstanding area.

The attractive village of Sproxton lies approx 2 miles to the south west of Helmsley, a village that appeals to all age ranges with a village hall and the Church of St. Chad. Helmsley provides everyday amenities and is one of the most sought after towns in Ryedale with a weekly market on a Friday, an array of shops , good eateries, craft shops, boutiques and well stocked delicatessen. Places of interest include Duncombe Park Grounds, Helmsley Castle & Walled Garden and Helmsley Art Centre popular for its film programmes, theatre productions, art exhibitions and workshops.

General Information



Accommodation



Total area: approx. 109.3 sq. metres (1176.2 sq. feet)
Sproxton Cottage, Sproxton

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		
	49	76
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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