

ROUNTHWAITE & WOODHEAD

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



YEW TREE COTTAGE & BLACKSMITH COTTAGE, NORMANBY,
Two fully refurbished Grade II Listed cottages, beautifully presented throughout
offering flexible accommodation in a lovely village location

Entrance Hall

Kitchen

Dining room

Sitting Room

Three Bedrooms

Utility Room

Shower Room/WC

House Bathroom

Electric Heating

Separate One Bed Cottage

Kitchen

Shower Room

Sitting Room

Driveway Parking

Enclosed Gardens

PRICE GUIDE £535,000

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

Yew Tree Cottage & Blacksmiths Cottage are located in the lovely sought after village of Normanby. Both cottages have recently undergone a full programme of refurbishment offering beautifully presented accommodation with high quality fixtures and fittings, retaining open pitched ceilings to the first floor with impressive exposed beams, trusses and sash windows. The properties offer a huge amount of versatility and are currently run as highly successful holiday lets.

YEW TREE COTTAGE - has a well equipped kitchen with integrated appliances and lovely tiled flooring flowing through to the dining room with double doors to rear garden. The sitting room is a generous size with wood burning stove and door through to the ground floor bedroom and utility room with shower/WC. On the first floor there are two double bedrooms along with an impressive house bathroom suite.

BLACKSMITHS COTTAGE - on the ground floor there is a fitted kitchen with integrated appliances along with a cloakroom/shower room. The sitting room is to the front of the property with stairs leading up to a double bedroom.

There is vehicular access and parking for several vehicles to the rear of the properties along with two useful outbuildings, one with lighting, power and plumbing for the washer. The south west facing gardens are currently divided into two so both have a private garden and both have been designed for low maintenance with decking and paved areas ideal for sitting out and al fresco dining.

The village of Normanby lies some 4 miles to the south of the A170, Kirkbymoorside being the closest Market town where a good range of local facilities are on hand including a reputable junior school, sports facilities, a well stocked deli, a chemist, a brand new Co-Op and an array of eateries. Other neighbouring towns such as Malton, Pickering and Helmsley are all within a 15 minute car journey.

General Information

Services: Mains water, electricity and drainage. Electric Heating.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX.
Tel: 01653 600747.

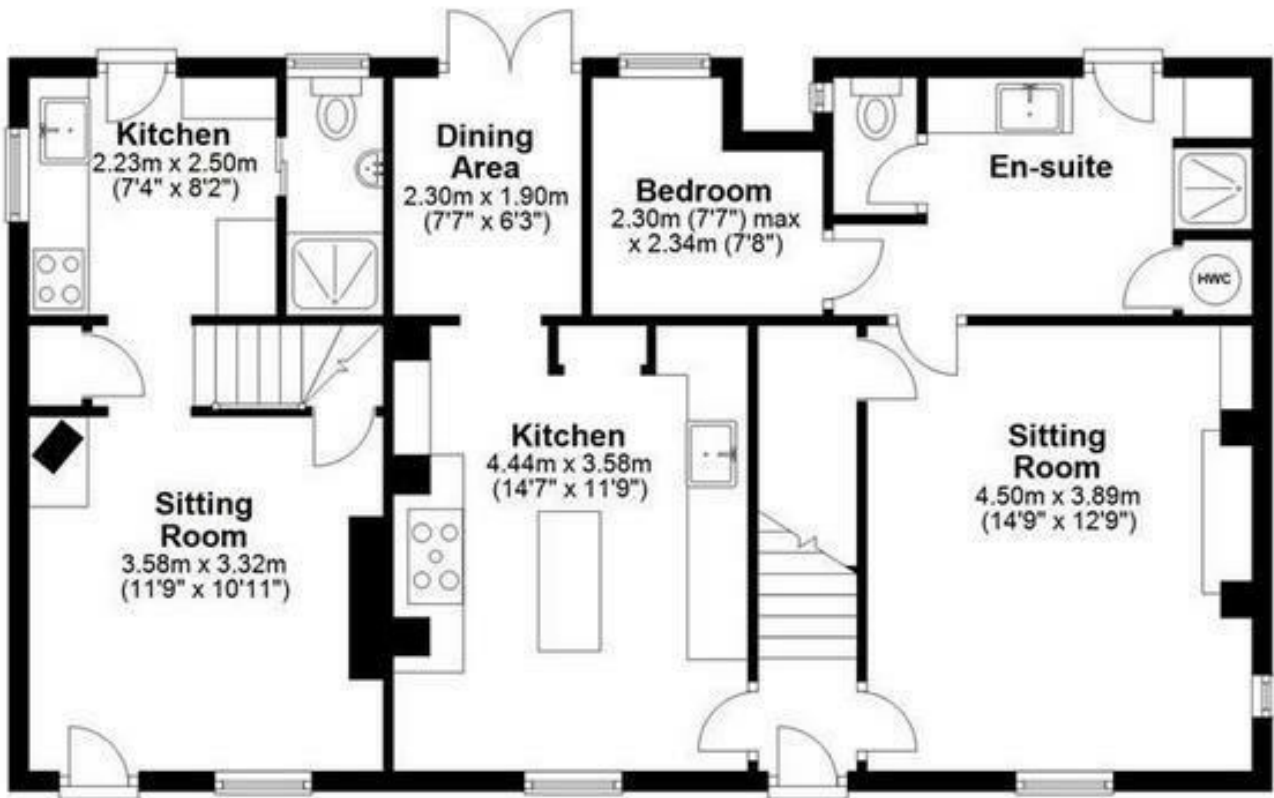
Holiday Let Info: CONTACT AGENT FOR INFORMATION ON BOOKINGS/TURNOVER.



Accommodation

Ground Floor

Approx. 85.6 sq. metres (921.6 sq. feet)



Blacksmiths Cottage

Yew Tree Cottage

First Floor

Approx. 65.7 sq. metres (706.9 sq. feet)



Total area: approx. 151.3 sq. metres (1628.5 sq. feet)

Yew Tree and Blacksmiths Cottage



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

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

ROUNTHWAITE & WOODHEAD