



**Yew Tree Cottage, Normanby
Sinnington, North Yorkshire YO62 6RH
Offers in excess of £535,000**

WILLOWGREEN
ESTATE AGENTS

Yew Tree Cottage & Blacksmiths Cottage are located in the desirable village of Normanby, within commuting distance of Pickering, Malton and York. These fabulous Grade II listed cottages on one title, have undergone a comprehensive scope of works to an extremely high standard by the current vendors. Yew Tree Cottage is a very successful holiday let - the vendors stay in Blacksmiths Cottage when Yew Tree has holiday Lettings. Therefore the accommodation is flexible eg one or two holiday letting cottages / home with a holiday let cottage/ home with guest annex / whole property as a single home. Alternatively, to live in Yew Tree Cottage and run Blacksmiths Cottage as a one bed holiday let.

The accommodation comprises; Yew Tree Cottage; sitting room with log burner, kitchen/breakfast room with doors leading to South facing garden, ground floor bedroom with ground floor shower room/utility room. There are two double bedrooms and a beautiful house bathroom to the first floor.

Blacksmiths Cottage comprises; sitting room with stairs up to a double bedroom. On the ground floor there is a fully fitted kitchen, shower room and door leading to delightful south facing cottage garden with patio, decked terrace and hot tub. Outside there is a small front garden, enclosed by iron railings. To the rear aspect there is a private landscaped rear garden which is currently split into two, but can easily become one again. There is a patio area with Arbour above, hot tub, lawned grass with plant and shrub borders and gravelled driveway with parking for multiple vehicles. This cottage benefits from recently installed Heritage secondary double glazing throughout, to the original sash windows.

Normanby is a village and civil parish in the Ryedale district of North Yorkshire, located about 4 miles west of Pickering and lies between Malton and Kirkbymoorside all thriving market towns with local amenities and attractions.

EPC Rating Exempt



YEW TREE COTTAGE

ENTRANCE HALLWAY

Wall lights, beamed ceiling and stairs to first floor landing.

SITTING ROOM 14'9" x 12'9" (4.50m x 3.89m)

Window to front and side aspect, beamed ceiling, spacious under stairs storage cupboard, wall lights, feature fireplace with log burner, power points and radiator.

GROUND FLOOR BEDROOM ONE

7'6" x 7'8" (2.30m x 2.34m)

Window to rear aspect, fitted shelves, exposed brick wall and radiator.

GROUND FLOOR EN-SUITE

Window to rear and side aspect, door to rear aspect leading to rear garden, tiled flooring, fully tiled shower cubicle with power shower, cupboard housing water cylinder, plumbed for washing machine, Belfast sink, high flush WC and radiator.

BREAKFAST KITCHEN 14'6" x 11'8" (4.44m x 3.58m)

Window to front aspect with views over Parish Church, French door to rear, tiled flooring, fitted kitchen with integrated dishwasher, integrated bin, free standing range cooker, free standing Range Master fridge/freezer, Belfast sink, tiled splash back, fitted wall shelving.

DINING AREA 7'6" x 6'2" (2.30m x 1.90m)

FIRST FLOOR LANDING

Beamed ceiling, wall lights and radiator.

HOUSE BATHROOM

Window to side aspect, wood flooring, beamed ceiling, wall wood paneling, free standing copper bath with mixer taps and shower attachment, low flush WC and walk in fully tiled shower cubicle with power shower.

BEDROOM TWO 14'5" x 11'6" (4.41m x 3.52m)

Window to front aspect, beamed ceiling, original wood flooring and feature fireplace.

BEDROOM THREE 14'9" x 12'9" (4.51m x 3.91m)

Window to front aspect, beamed ceiling, original wood flooring, storage cupboard used as wardrobe.

GARDEN

South facing, patio area with Pergola Arbour above, range of plant and shrub borders, hot tub, gravelled area for parking for two vehicles and original brick outbuilding, garden shed.

BLACKSMITHS COTTAGE

KITCHEN 7'3" x 8'2" (2.23m x 2.50m)

Window to side aspect, door to rear aspect leading to South facing garden, fitted kitchen with integrated dishwasher, electric oven, electric hob, extractor fan, Belfast sink, integrated bin, breakfast bar, tiled splash back and tiled flooring.

SITTING ROOM 11'8" x 10'10" (3.58m x 3.32m)

Door to front aspect, window to front aspect, plantation shutters with views to Parish Church, electric wood burner, beamed ceiling, wall lights, under stairs storage cupboard and fitted shelves.

SHOWER ROOM

Window to rear aspect, tiled flooring, partly tiled walls, wall mounted towel radiator, walk in shower cubicle with electric power shower, low flush WC and wash hand basin with pedestal.

BLACKSMITHS COTTAGE BEDROOM

14'5" x 11'8" (4.40m x 3.58m)

Original sliding sash window and plantation shutters to front aspect with views over Parish Church, original wood flooring, feature fireplace and wall lights, range of newly fitted bespoke wardrobes, Velux window to rear.

GARDEN

South facing, outbuilding with power and plumbing for washing machine, patio area and lawned grass area with range of plant and shrub borders and outside tap, new decked terrace with recently installed hot tub.

SERVICES

Electric and mains drainage.

HOLIDAY LET INFO

Yew Tree Cottage:

Current Bookings from 23 April 2021- 31 Oct 2021 (6 months) £27,990.56 (net to owner). Annually this is expected to be circa £36,000 net to owner.

Blacksmiths Cottage:

Current Bookings (since first listed on Gorgeous Cottages site 26 March) from 18 April 2021 - 30 Sept 2021 (6 months) £11,578.89 net to owner.

Gorgeous Cottages' Annual Rental Income Estimate (Net to Owner after deduction on Gorgeous Cottages Commission) £21,800-£24,000.

Summary:

For BOTH cottages, current net to owner income booked: £39,569.45

Normal annual income expected to be: circa £60,000

TENURE

Freehold.

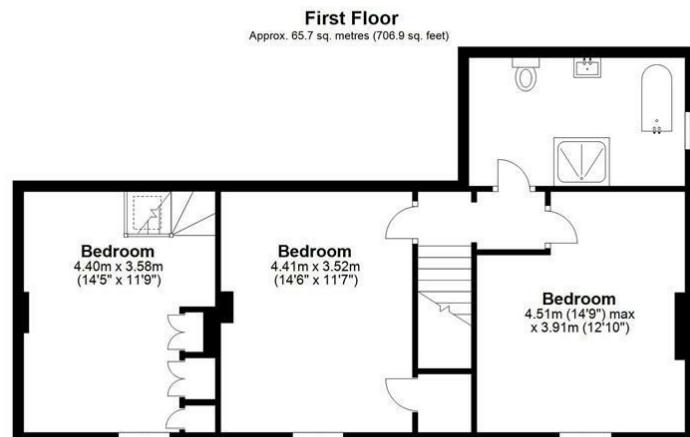






Blacksmiths Cottage

Yew Tree Cottage



Total area: approx. 151.3 sq. metres (1628.5 sq. feet)
Yew Tree and Blacksmiths Cottage



Google

Map data ©2021

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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			



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