



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div></div>	<div></div>
(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		<div>44</div>	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A		<div></div>	<div></div>
(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	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



Derwent Cottage, Welburn, York, North Yorkshire, YO60 7DX Offers in the region of £475,000

Derwent Cottage is a stone built three bedroom detached cottage with a garage and driveway parking. Formerly four workman's cottages, it was converted many years ago. Its origins are thought to date back to circa 1700's, with the deeds dating back to circa 1800.

Located in this well regarded village, this charming home comprises; reception hallway, good size sitting room, amazing garden room with doors opening onto the terraced garden beyond, breakfast kitchen, utility room and ground floor cloakroom.

To the first floor the landing splits into two wings. The right hand wing serves bedroom two and three with a study area available on the galleried landing, which in turn has windows looking out to the front and down the main street from the side. In the second wing is an amazing master bedroom with French doors that lead out into the upper part of the terraced garden.

Outside, there is an enclosed rear garden with mainly laid to lawn, plant and shrub boarders with patio area. To the front of the property is driveway parking.

Welburn is a popular village situated within the Howardian Hills Area of Outstanding Natural Beauty and within close proximity to Castle Howard. Fantastic countryside walks on your door step, located only a mile West from the A64 Malton trunk road it is only 5 Miles from Malton town and around 12 miles to York.

EPC Rating E



ENTRANCE HALLWAY

Door to front aspect, stairs to first floor landing.

LIVING ROOM

23'3" x 10'11" (7.11 x 3.35)

Windows to front aspect, exposed beams, log burner, TV point and power points.

KITCHEN/DINING ROOM

19'3" x 13'3" (5.89 x 4.06)

Window to side aspect, a range of wall and base units with roll top work surfaces, sink and drainer unit, range cooker, power points.

GARDEN ROOM

12'4" x 9'6" (3.76 x 2.92)

Doors to rear aspect, tiled flooring, radiator and power points.

UTILITY

Utility room plumbed for washing machine and dryer.

GUEST CLOAKROOM

Guest cloakroom with low flush WC and wash hand basin.

FIRST FLOOR LANDING

BEDROOM ONE

12'7" x 11'1" (3.84 x 3.38)

Doors to rear and windows to side, power points and radiator.

BEDROOM TWO

11'3" x 11'1" (3.43 x 3.38)

Window to rear aspect, beamed ceiling, fitted wardrobes and power points.

BEDROOM THREE

11'10" x 7'10" (3.63 x 2.41)

Window to rear aspect, beamed ceiling and power points and radiator.

BATHROOM

Enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin.

GARDEN

Enclosed garden with mainly laid to lawn, plant and shrub borders with patio area.

TENURE

Freehold

SERVICES

Oil fired central heating and mains drainage.

GARAGE

PARKING

Driveway parking.

ADDITIONAL NOTES

Lapsed planning to extend over the garage, if desired.

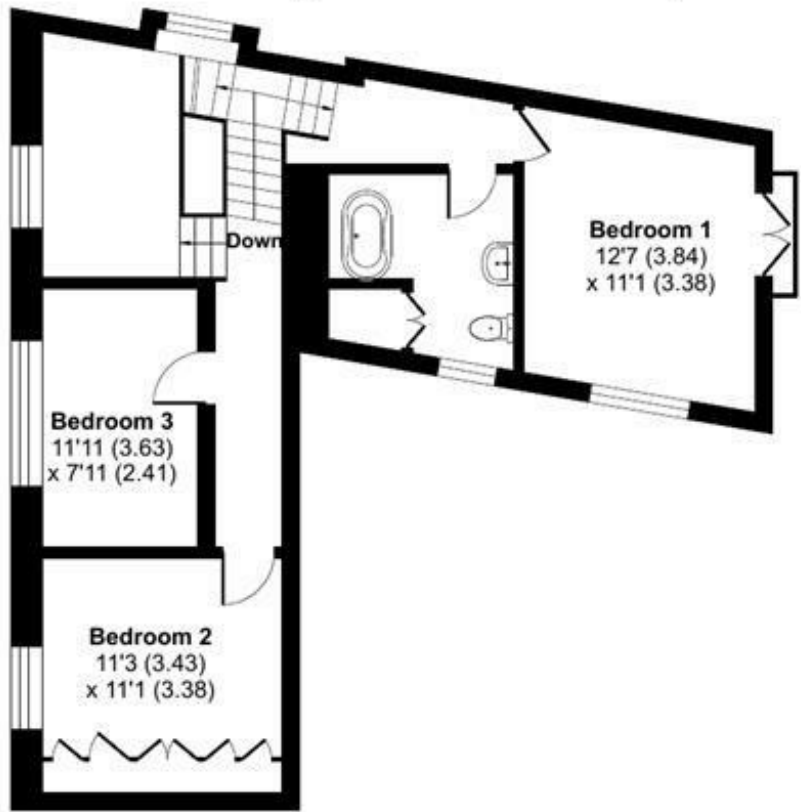
COUNCIL TAX BAND



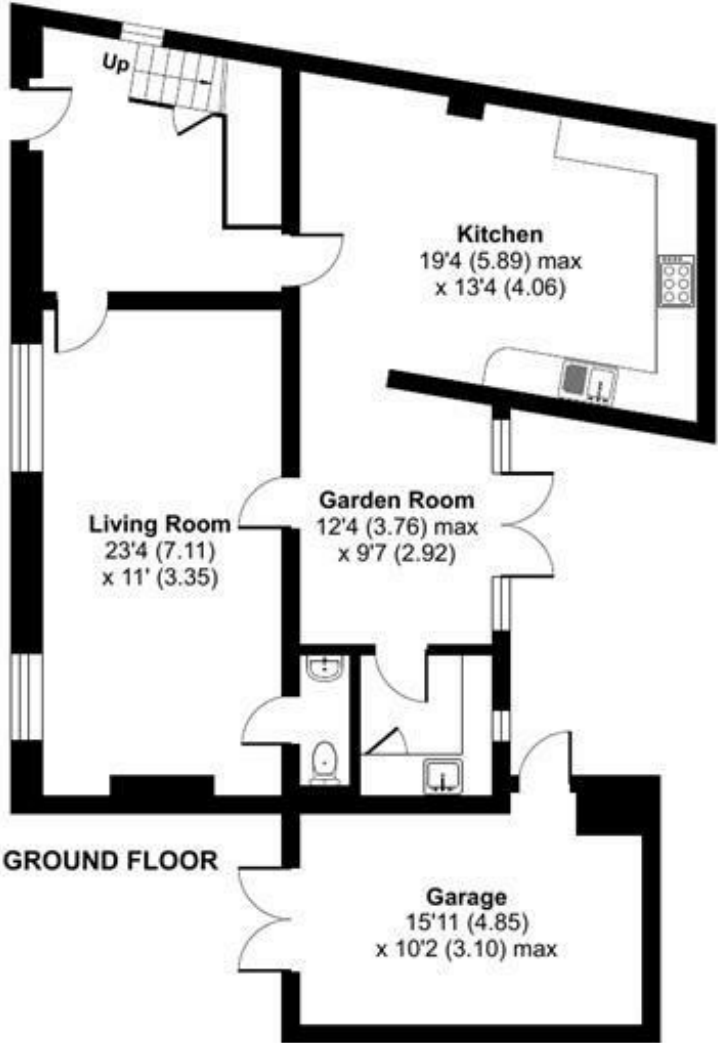
Derwent Cottage, Welburn, York, YO60

Approximate Area = 1782 sq ft / 165.5 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Willowgreen Estate Agents. REF: 1012142

