



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  | 69                      | 82        |
| (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 <sub>2</sub> ) Rating                  |  |                         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  | 62                      | 78        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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](http://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



## Rosevine, High Street, Nawton, Yorkshire, YO62 7TT Guide price £550,000

Rosevine is a charming stone built house full of character that has been refurbished by the current owners. The house has solid oak doors and Georgian style UPVC windows throughout with gas central heating.

There is a spacious entrance hall, ground floor shower room and two ground floor double bedrooms one of which is currently used as a snug. The sitting room is cosy with a multifuel stove and there is a lovely bright dining room. The country style kitchen has handmade oak cabinets with a good range of cupboards and drawers and well equipped central island. The kitchen opens onto the garden room which has oak bifold doors overlooking the private side garden. There is a good sized utility room. On the first floor are two further double bedrooms and a modern bathroom.

The front garden comprises lawn, gravelled pathway and is well planted. There is a driveway to the side with a single garage and carport. The rear garden is very private is well stocked with a raised decking area for outside dining. There is a useful outbuilding for storing fuel etc.

The adjoining villages of Beadlam and Nawton lie just 2.5 miles east of the renowned Georgian market town of Helmsley where the river Rye descends from the North York Moors in a southerly direction towards the Vale of Pickering and which is rightly regarded as the true jewel in the Crown of this beautiful part of the countryside. There is an Indian Restaurant and Fish and Chip Shop in the village. The villages are on a bus route and are well served with amenities and have the benefit of a Church, Sports ground, Public House and Primary School and the Ryedale secondary school lies within walking distance on the southern edge of the village. Further local facilities are available in the charming Georgian town of Kirkbymoorside which lies just 3.5 miles away to the east.

EPC Rating C





**ENTRANCE HALL**  
Oak front door with leaded porthole, radiator, understairs cupboard, power point, telephone point, stairs to the first floor landing

**SITTING ROOM**  
12'11" x 14'10" (3.96 x 4.54)  
UPVC window to the front, UPVC bay window to the side, multifuel stove on stone hearth, power points, TV point,

**DINING ROOM**  
13'1" x 11'1" (3.99 x 3.38)  
UPVC window to the front aspect, radiator, power points.

**SNUG/ BEDROOM FOUR**  
9'10" x 10'1" (3.00 x 3.08)  
UPVC window to the side aspect, radiator, power points.

**BEDROOM THREE**  
12'11" x 9'11" (3.94 x 3.04)  
UPVC window to the rear aspect, radiator, power points.

**GROUND FLOOR SHOWER ROOM**  
UPVC window to the rear aspect, fully tiled, three piece bathroom suite comprising: panel enclosed bath, low flush WC, wash hand basin with pedestal, wall hung radiator.

**KITCHEN AREA**  
27'10" x 11'1" (8.49 x 3.38)  
Bespoke handmade kitchen with solid oak cabinets and solid oak tops, central island with built in induction hob, built in bin cupboard, bookcases and integrated Smeg fridge, Neff double oven, Belfast sink, UPVC window to the rear aspect. engineered oak flooring.

**OPEN PLAN GARDEN ROOM**  
15'1 x 11'1 (4.60m x 3.38m)  
Velux windows (four), Oak bifold "Viewfold" doors onto the private south west facing side garden, stone tiled flooring, multifuel stove, power points.

**UTILITY ROOM**  
15'1" x 6'10" (4.61 x 2.09)  
UPVC window overlooking the rear garden, oak door to garden, tall pantry cupboard, sink with mixer taps, utility cupboard housing the washing machine and tumble dryer, space for fridge/freezer, integrated fridge, integrated, Neff dishwasher, range of wall and base units, power points.

**FIRST FLOOR LANDING**  
Individually designed wrought iron balustrade, UPVC window to the front aspect, radiator, power points.

**BEDROOM ONE**  
12'11" x 11'4" (3.94 x 3.47)  
UPVC window to the side aspect, power points, radiator, central chimney flue, built in Hammonds wardrobes.

**BEDROOM TWO**  
12'10" x 10'8" (3.92 x 3.26)  
UPVC window to the side aspect, radiator, power points, storage into eaves.

**BATHROOM**  
Aluminum windows to the rear aspect, double ended bath matki with mixer taps, shower enclosure, low flush WC, wash hand basin with pedestal.

**EXTERIOR**  
The front garden comprises lawn, gravelled pathway and is well planted. There is a driveway to the side with a single garage and carport. The rear garden is secluded and private, well stocked with a raised decking area for outside dining, separate decked food preparation/BBQ area, There is a useful outbuilding for storing fuel etc.

**GARAGE**  
Single garage with wooden doors and window to the side, power, light, eaves storage, workbench.

**SERVICES**  
Mains gas, water and electricity.

**COUNCIL TAX BAND TBC**

**TENURE**  
Freehold

