



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(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 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	

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



01653 916 600 | enquiries@willowgreenestateagents.co.uk
6-8 Market St, Malton, North Yorkshire YO17 7LY
Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

WILLOWGREEN

ESTATE AGENTS



4 Coachman Cottages, Pickering Road West, Snainton, North Yorkshire, YO13 9PL

Guide price £250,000

***** OFFERED WITH NO ONWARD CHAIN *****

4 Coachman Cottages is a beautiful Grade II listed, two bedroom cottage conversion from a former stable block within the curtilage of The Coachman Inn situated on the western periphery of Snainton village adjoining open countryside.

This property comprises; kitchen/diner, sitting room with wall mounted electric fire and useful understairs storage. To the first floor are two double bedrooms and recently installed stylish house bathroom.

There is an attractive south facing garden to front and low maintenance rear garden. The plot includes large parking area for two vehicles with an established right of way at front, for owners of the four cottages to give access from property to a gate which opens out onto the Coachman Inn front drive.

Gas central heating, modern fittings and alarm system fitted.

The cottage is located off the Yedingham/Malton road leading out of the village enjoying open southerly views to the front. Snainton is a pleasant residential village with good local facilities positioned between Pickering and Scarborough on the A170. The North York Moors National Park lies within 5-10 minutes drive to the north.

EPC RATING D



KITCHEN/DINER

Window to side and rear aspect, modern fitted kitchen units, gas combi-boiler installed in 2021, integrated electric single oven and hob, extractor hood, extractor fan, tiled splashback, plumbing for washing machine, radiator, power points.

LIVING ROOM

Window to front and rear aspect, fitted carpets, wall mounted electric fire, TV point, exposed beams, stairs to first floor landing, radiator, power points.

FIRST FLOOR LANDING

BEDROOM ONE

Window to side and rear aspect, with beautiful views over open countryside, exposed beams, carpet fitted, power points, radiator.

BEDROOM TWO

Window to rear aspect, exposed beams, radiator, power points.

BATHROOM

Window to front aspect, bathroom suite newly installed 2023 with; low flush WC hand wash basin with vanity unit, panel enclosed bath fully tiled with shower head, heated towel rail, downlights, extractor fan.

REAR GARDEN

Fully enclosed rear garden with gravelled surface to allow for seating area and shed

FRONT GARDEN

Front garden is landscaped to include grassed areas and flower borders along with a gravel approach to front door. Established right of way at front, for owners of the four cottages to give access from property to a gate which opens out onto the Coachman Inn front drive.

PARKING

Plot includes large parking area for two vehicles with a legal right of way across The Coachmans car park.

SERVICES

Mains gas, electric, drainage, water

COUNCIL TAX BAND C

