



# WILLOW GREEN

## ESTATE AGENTS



### **Railway Cottage**

### **Low Marishes, Malton, North Yorkshire YO17 6RJ**

**Guide price £525,000**

Railway Cottage is the former crossing keepers gatehouse that was converted to residential living in 1966 and sits within a quiet rural hamlet, Low Marishes, between Malton to Pickering. Offering contemporary living whilst marrying the old with new, this cleverly conceived modern renovation seamlessly stitches together the history of the railway era to present an extensive and incredibly well-executed home with numerous outbuildings. With an exquisite, private rear garden overlooking rural countryside with views to the east over the Wolds and to the North over the Moors.

The property stands back from the road, and to the front there is a small pretty lawned garden with standing area for cars and access to the extensive workshops. There is an abundance of fruit trees including Bramley apple, plum, cherry and pear plus gooseberry and blackcurrant bushes along the picket fence at the front and the side of the house. The back garden is a real gem, surrounded by mature trees with open fields to two sides. Having sympathetically restored what was a very sad, neglected cottage it is now a very beautiful three bedroom home.

With a no expense spared approach to the build, high end fixtures and fittings plus extensive thought to include Railway memorabilia to compliment the properties history have been carefully added inside and out.

Situated between Malton and Pickering, Low Marishes is a rural hamlet with a Church of England chapel and a full range of services available in the nearby market towns. 'Yorkshire's food capital', Malton, is a few minutes' drive away and plays host to many fine independent shops, cafés and restaurants, a cinema, hospital, good schooling and a railway station with a regular service to York and Scarborough. The City of York can be reached in about half an hour and its mainline railway station connects to London Kings Cross in under two hours. Just eight miles to the north lies the North York Moors and Dalby Forest.



## ENTRANCE PORCH

Door to front aspect, windows to both sides, original tile flooring.

## LIVING ROOM

17'7" x 11'6" (5.36 x 3.53)



Windows to front and side aspect, solid oak flooring, log burner in brick feature surround fireplace, TV point, power points, column radiators.

## KITCHEN/DINER

15'1" x 13'5" (4.60 x 4.11)



Window and French doors to rear aspect, tiled floor, country style kitchen base and wall units with solid beech wood effect worktops, space for electric cooker with electric hob, tiled splashback, space for fridge/freezer, Belfast sink, radiators, exposed beams, power points, column radiator.

## HOUSE BATHROOM



Window to side aspect, part tiled walls, Carlton high flush WC, wash hand basin with pedestal, roll top bath with mixer taps, fitted cabinets fully shelved and Worcester Bosch Combi Boiler fitted in 2017 and serviced annually, cast iron fireplace, column radiator, extractor fan.

## BEDROOM ONE

14'9" x 11'1" (4.50 x 3.38)



Windows to front and side aspect, solid oak flooring, power points, radiator.

## BEDROOM TWO

11'6" x 10'11" (3.51 x 3.35)



Window to side aspect, solid oak flooring, TV point, power points, column radiator.

Bedroom 2 is currently used by the present owners as a cosy snug but equally lends itself to a guest bedroom when required.

## BEDROOM THREE

10'2" x 8'9" (3.12 x 2.67)



Window to front aspect, solid oak flooring, radiator, power points, freestanding wardrobes.

## GARDEN



South facing garden with mainly laid lawn, Vegetable raised



beds with strawberries and raspberries, greenhouse, Sycamore tree, large shed with side stores, Summer house with power and lighting, decking and bespoke built pergola, outside tap, outside electric socket.

#### **WORKSHOP**

19'3" x 16'7" (5.87 x 5.08)

Insulated, lined, power and lighting.

#### **STORE**

15'1" x 25'11" (4.62 x 7.9)



Next door to workshop, insulated and lined, power, lighting

#### **OUTBUILDING**

16'0" x 8'0" (4.88 x 2.44)

Open door

#### **OUTBUILDING**

16'0" x 8'0" (4.88 x 2.44)



Open door

#### **STORE**

17'7" x 9'3" (5.36 x 2.84)

Double doors to front

#### **STORE/OUTBUILDING 5**

8'0" x 6'0" (2.44 x 1.83)



Window and door

#### **STORE/OUTBUILDING 6**

8'0" x 6'0" (2.44 x 1.83)

Window and door

#### **GREENHOUSE**

6'0" x 6'0" (1.83 x 1.83)

#### **STORE/OUTBUILDING 3**

11'3" x 7'4" (3.43 x 2.26)

Window and door, insulated, power and lighting.

#### **SUMMER HOUSE**

11'5" x 8'5" (3.48 x 2.59)

Recently refurbished and insulated, tongue and groove panelling to lower half, power and lighting.

#### **COUNCIL TAX BAND D**

#### **SERVICES/ADDITIONAL INFORMATION**

LPG GAS (tank in garden), Chamber Type Septic Tank, Mains Electric, Mains Water (Yorkshire Water), Phone Line All UPVC double glazing windows and doors replaced to the property in 2022.

#### **TRAIN/RAILWAY MEMORABILIA**

The current owners have thoughtfully researched and added train memorabilia inside and out the property to bring it back to its former glory. This can be included in the sale and negotiated to any interested buyer.

#### **AREA**

Low Marishes boasts an outstanding, helpful, caring community with exceptional immediate neighbours. Shelley Bridge 3.5 acre Course Fishing Lake - 5 minute walk from the property. This lake is extremely popular with fishermen and well stocked with Rudd, Tench, Carp, Bream, Perch and Roach.



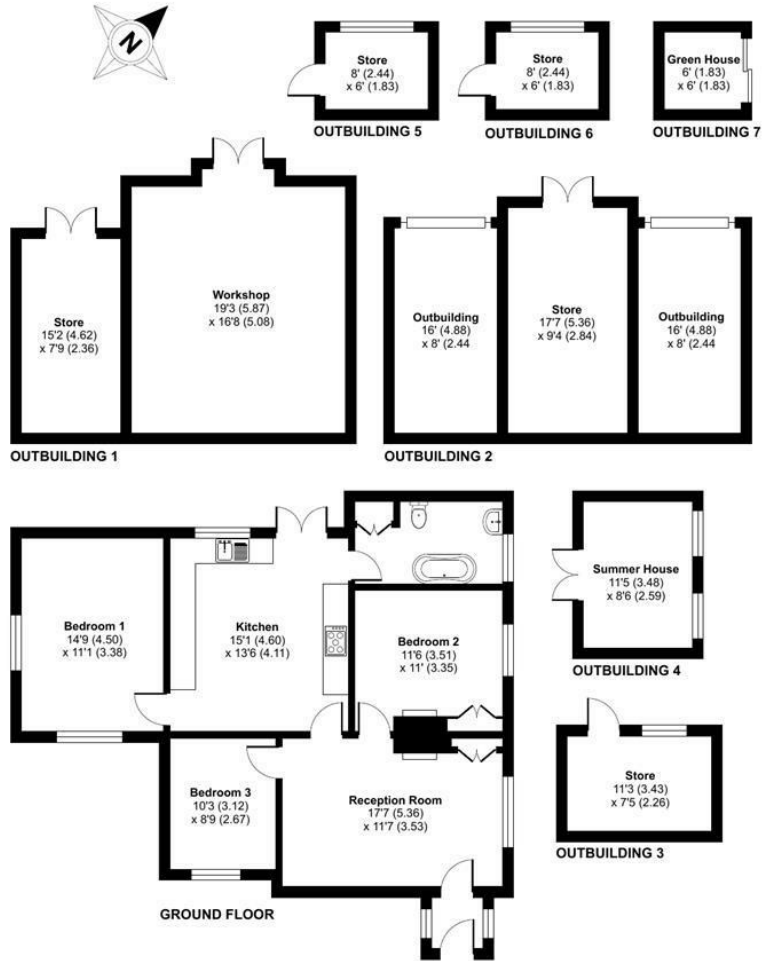
# Railway Cottage, Low Marishes, Malton, YO17

Approximate Area = 919 sq ft / 85.3 sq m

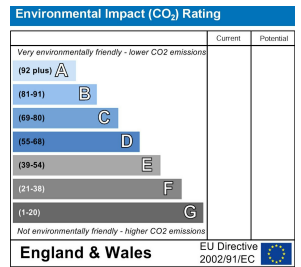
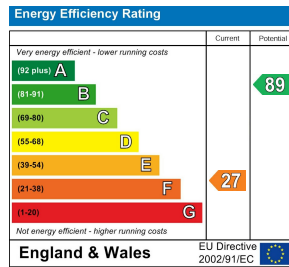
Outbuildings = 1178 sq ft / 109.4 sq m

Total = 2097 sq ft / 194.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Willowgreen Estate Agents. REF: 1001597



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