



**2 Post Box Cottage**  
**Butterwick, Malton, North Yorkshire YO17 6PS**  
**£1,600 Per month**

  
**WILLOWGREEN**  
ESTATE AGENTS



2 Post Box Cottage is a beautifully presented brick built barn located in the idyllic village of Butterwick offering peace and tranquillity. The accommodation briefly comprises: entrance hall, guest cloakroom, sitting room with cast iron multi-fuel stove and dining kitchen. To the first floor is a spacious landing with drop down ladder to a fully boarded loft space, a master bedroom with ensuite shower room, two further bedrooms and a house bathroom. Oil fired central heating.

To the rear is a separate, two-storey barn which currently has a utility space on ground floor and a further bedroom on first floor ideal for office/hobby space. There are beautiful cottage gardens to two sides, stone flagged patio areas and a sizeable gravelled parking and turning area.

Butterwick is a quiet, rural hamlet located between the villages of Barton le Street and Brawby, within a picturesque area set on the River Rye with plenty of local walks. A range of amenities can be found within the market town of Malton including a railway station which is approximately seven miles away and York is approximately 25 miles.

Please email our lettings team [lettings@willowgreenestateagents.co.uk](mailto:lettings@willowgreenestateagents.co.uk). We will then email you a pre-application form which will need to be completed prior to being offered a viewing.

AVAILABLE on an initial 6 month Assured Shorthold Tenancy Agreement

No smokers

Pet(s) at the Landlords discretion

EPC rating C



**ENTRANCE HALLWAY**

**GUEST CLOAKROOM**

**BREAKFAST KITCHEN**

**SITTING ROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

**BEDROOM ONE EN-SUITE**

**BEDROOM TWO**

**BEDROOM THREE**

**HOUSE BATHROOM**

**EXTERNAL**

**BARN**

Two-storey barn which currently has a utility space on ground floor and a further bedroom on first floor ideal for office space

**PARKING**

Secure driveway parking.

**SERVICES**

Oil fired central heating, mains drainage.

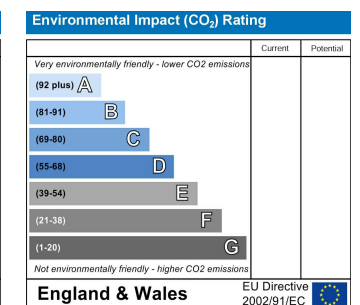
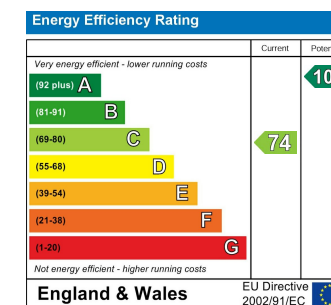
**COUNCIL TAX BAND D**











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