



**Cobblestones Church End  
Sheriff Hutton, YO60 6SY  
Offers over £269,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

This delightful 2 bedroomed, mid terraced cottage offers its new owner everything that cottage life should. Set in the idyllic rural village of Sheriff Hutton, Cobblestones is only 8.5 miles southwest of Malton and 10 miles North of York.

Whether you're looking for the perfect holiday let (no business rates to pay here), a self-sufficient rental or the most relaxing place to live, this property lends itself to so much.



**LIVING ROOM** 12'0" x 21'10" (3.66 x 6.68)

Opening the front door into a lounge is usually quite off putting but not at Cobblestones. This is such a great room as it feels open, light & airy, thanks to the big window, yet remains homely and welcoming; the perfect place to walk into.

With plenty of space for a variety of furniture as well as accommodating a dining suite too, this area offers more room than the average 2 bedroomed cottage.

The 5kw multi-fuel (wood & coal) burner heats the whole house on a winter's day but you don't have to rely on that, there are radiators in every room too.

The winding staircase leads off the lounge/diner and has a fabulous under-stair cupboard for storage. Beyond this you enter the brand new kitchen.

Cobblestones is decorated throughout (apart from the bathroom) in Sandstone, very pale cream/off white. In addition to this, the chimney breast in the lounge has been made a feature in sage green.

Brand new carpets throughout are in a neutral oatmeal coloured tone.

**KITCHEN** 13'0" x 5'3" (3.97 x 1.62)

The gorgeous cottage kitchen is brand new & features an integrated fridge/freezer, electric oven & hob, extractor fan and new washing machine.

Very light grey (elephant's breath) units with a wood effect worktop, then above this is a deep floating 4.5ft long oak shelf which compliments the cottage aura. The washable 'wood look' floor, brand new composite back door and great retro lighting make it a well co-ordinated and functional room. The clever design along with the large window looking out onto the garden means that the kitchen feels light and spacious.

Worcester boiler (LPG) is located in the kitchen and housed within the kitchen units making it easily accessible yet discreet.

**BATHROOM** 8'9" x 6'2" (2.69 x 1.89)

There's something about a brand-new, un-used bathroom... you can't beat it, especially in a crisp, monochrome design. Located downstairs means that absolutely no upstairs space is compromised at all, yet the bathroom remains a great size. The white bath has a overhead electric shower with instant hot water & white brick tiling with dark grey grouting. The pedestal sink & toilet are also in white.

**BEDROOM ONE** 12'2" x 13'3" (3.71 x 4.05)

This is a beautiful large master bedroom offering a south-facing view with a glimpse of Sheriff Hutton Castle in the distance! With a large window offering plenty of light, neutral carpet & walls, this room is a blank canvas ready for its new owner to make their mark.

**BEDROOM TWO** 8'9" x 8'5" (2.69 x 2.57)

This L-shaped room makes a great second bedroom. It's quiet, overlooks the long garden and is north facing so stays nice and cool in the summer. There is a fantastic walk-in storage cupboard with shelving alongside floor to ceiling hanging space.

**ATTIC**

The attic space has been insulated with earthwool style insulation and partially boarded. The hatch has a built-in loft ladder giving easy access and a welcome bit of extra storage.

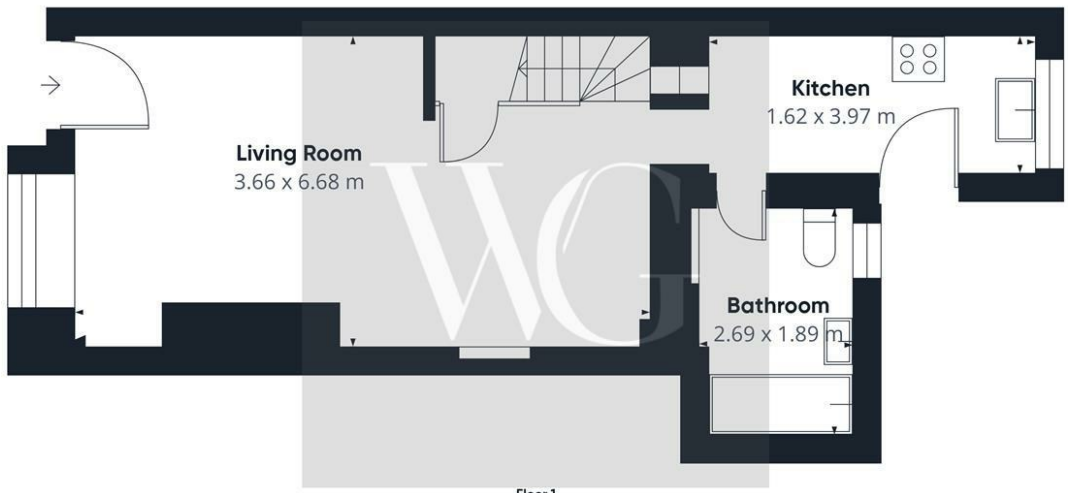
**EXTERIOR**

Leaving the cottage via the back door off of the kitchen, there's a small white washed passage leading to a seating area, up some steps leads you onto the lawned garden with flower beds around the perimeter. A cute little summerhouse sits at the end of the garden which would make an ideal potting shed, reading area or similar. It's a shame to use it for storage given that there are an additional two great sized outbuildings for this, one of which makes the perfect log and coal storage.

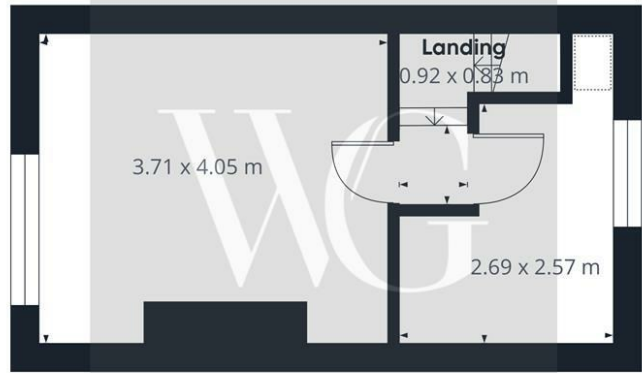
**COUNCIL TAX BAND B****EPC RATING E****LPG GAS HEATING****646 SQUARE FOOT**







Floor 1



Floor 2

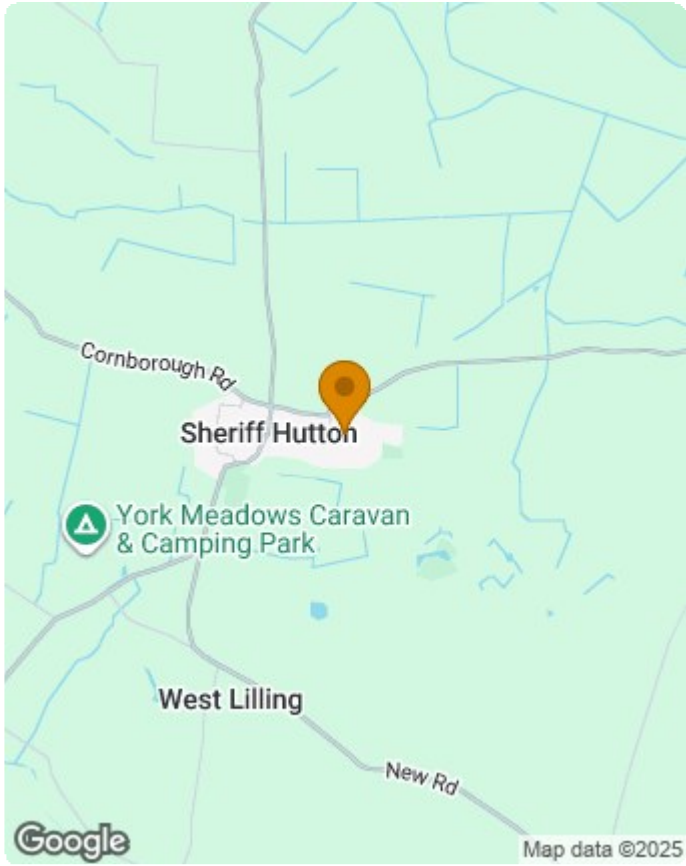
WG

Approximate total area<sup>(1)</sup>  
57.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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