

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
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	
EU Directive 2002/91/EC	
England & Wales	

### 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

## Fawcetts Cottage, Wintringham, YO17 8HX Offers in excess of £195,000

Fawcetts Cottage, Wintringham

Nestled in the heart of the sought-after village of Wintringham, Fawcetts Cottage is a delightful three-bedroom character home with open views across rolling countryside. This charming period cottage is beautifully presented throughout and showcases an array of original features that reflect its rural heritage.

The accommodation offers over 880 sq ft of warm and inviting living space arranged over two floors. The ground floor features a welcoming entrance hallway leading to a cosy living room with exposed brick fireplace, log-burning stove, and original built-in cabinetry. The separate dining room, with cast iron bread oven and fireplace, adds to the authentic country atmosphere, while the shaker-style kitchen opens directly onto the rear garden.

Upstairs are three well-proportioned bedrooms, including a principal room with built-in wardrobes and views across the village. The family bathroom is neatly presented, offering scope for future modernisation and personalisation. Each room is flooded with natural light and benefits from the peaceful rural setting.

Externally, the rear garden enjoys uninterrupted views over farmland, with lawned areas, established planting, and a patio perfect for outdoor dining and entertaining. A brick-built outbuilding houses the oil tank and provides useful external storage. The property benefits from a private access track, with parking space at the rear.

Located on the edge of the Yorkshire Wolds and just a short drive from Malton, this home offers a wonderful lifestyle opportunity for those seeking peace, charm, and a connection with the countryside. A perfect choice for full-time residence, weekend retreat or investment alike.



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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**LOCATION**

Wintringham is a peaceful rural village nestled at the foot of the Yorkshire Wolds, just seven miles from the popular market town of Malton. Surrounded by beautiful countryside and with easy access to a wide network of footpaths, bridleways, and nature reserves, the village is ideal for those seeking a quieter pace of life while remaining well-connected.

Steeped in history and traditional charm, Wintringham offers a strong sense of community and a wonderfully unspoilt setting. The nearby village of Rillington provides everyday amenities including a primary school, village shop, pubs, and a doctor’s surgery, while Malton—widely regarded as Yorkshire’s Food Capital—offers a wealth of independent shops, cafes, restaurants, and rail links to York and the coast.

With its picturesque surroundings, access to the North York Moors National Park, and excellent road links via the A64, Wintringham is the perfect location for buyers seeking countryside living within reach of market towns and commuting routes.

**ENTRANCE HALL**

2'11" x 14'5" (0.89 x 4.4)

**LIVING ROOM**

12'4" x 11'6" (3.77 x 3.51)

**DINING ROOM**

14'0" x 12'9" (4.29 x 3.9)

**KITCHEN**

10'0" x 10'4" (3.05 x 3.16)

**HALLWAY**

2'10" x 2'3" (0.87 x 0.7)

**BEDROOM ONE**

9'10" x 11'5" (3.0 x 3.5)

**BEDROOM TWO**

7'6" x 13'0" (2.3 x 3.97)

**BEDROOM THREE**

5'0" x 11'5" (1.54 x 3.48)

**BATHROOM**

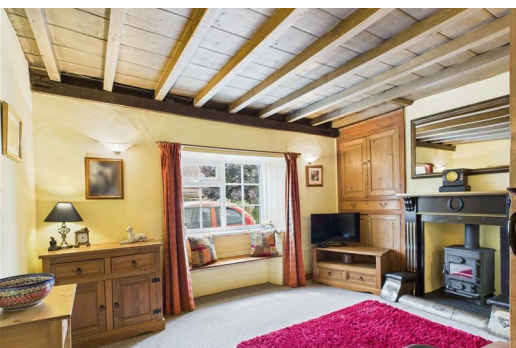
6'5" x 9'10" (1.97 x 3.02)

**LANDING**

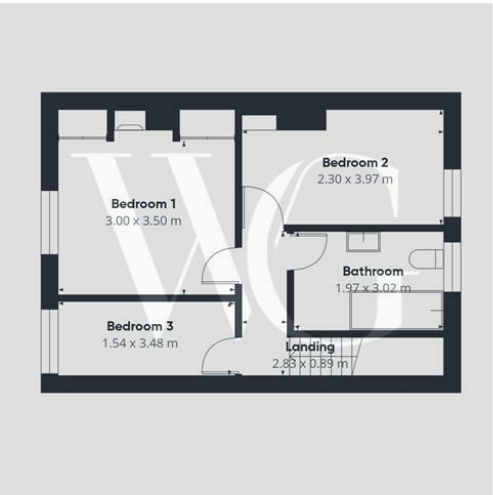
9'3" x 2'11" (2.83 x 0.89)

**EPC RATING D**

**COUNCIL TAX RATING C**



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
82.1 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.