



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

20 BRIDGEFOOT COTTAGES ROSEDALE ABBEY, PICKERING

Whitby 16 miles Guisborough 22 miles Pickering 10 miles York 36 miles



AN IMPRESSIVE STONE COTTAGE THAT HAS BEEN SIGNIFICANTLY IMPROVED IN RECENT YEARS AND IS SITUATED IN THE SOUGHT AFTER VILLAGE OF ROSEDALE ABBEY AND AFFORDS SPACIOUS 4 BEDROOM ACCOMMODATION, STUNNING GARDENS, PARKING AND THE MOST IMPRESSIVE VIEWS UP THE VALLEY FROM THE REAR.

Ground Floor: Entrance Hallway, Lounge; wc; Kitchen; Rear Entrance Lobby

First Floor: Bathroom, 3 Double Bedrooms,

Second Floor: Attic Bedroom/Studio with En-Suite

Gardens, Parking and Outbuildings.

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PARTICULARS OF SALE

Bridgefoot Cottages sit at the bottom of the infamous Chimney Bank, the iconic hill out of Rosedale Abbey, on the outskirts of the village but within walking distance of all its amenities. Number 20 is a most attractive semi-detached stone cottage which not only offers very spacious accommodation and enjoys beautiful views up the valley from the rear, but also benefits from the vendor having converted and upgraded many parts of the cottage to enable any potential purchaser to walk in and make it their new home.



Works carried out include the re-roofing of the property rebuilding the chimneys, the replacement of the heating and hot water system and the fitting of a new wood burning stove in the lounge to name just a few, all of which reduce the environmental impact of the property whilst the fitting of a downstairs wc and the conversion of the attic into a delightful bedroom/studio with en-suite facilities make for super convenience and enhance this cottage significantly.



The property is in the heart of dale and is perfect for outdoor adventure, being close to local walks and bike trails of the North York Moors and village amenities, with the larger towns of Pickering, Whitby and York with driving distance, as well as the glorious Heritage Coast not far away.

Steps up from the road lead into the....

Entrance Hall: Front entrance door, stairs off to first floor on the left with feature stone wall, under stairs wc, solid wood flooring, and doors to.....



Lounge: A spacious room with a recessed focal wood burning stove under a wood mantel, recess alcove, original stripped pine floor and windows to front and side. A pine door opens from here into the....

Kitchen Diner: Fully fitted solid wood units with Beech working surfaces, Belfast sink, large range with LPG gas hob and two electric ovens, and plumbing for an automatic washing machine. There are side and rear double glazed windows, a very useful pantry off, stone floor and impressive original cast range. There is a door back into the hall and door into rear lobby.



First Floor

The staircase rises to a landing with panelled doors opening to...



Bathroom: A large room with window facing to the rear, and having a white suite comprising wc, hand basin, free standing bath and large shower cubicle. Half panelling to the walls.

Bedroom: A large double room with sash windows to the rear and side, stripped floor, currently used as a craft room by the Vendor.

Bedroom: Again a generous double bedroom with window to the front, stripped floor and feature stone chimney breast.



Bedroom: A double room with stripped floor and window to the front.



Second Floor: Newly installed stairs lead from the landing to the second floor lobby and

Attic Bedroom/Studio: Again newly converted with 3 Velux windows to the rear, stripped pine floors and small en-suite shower room off. There is a further storage cupboard within which is situated the recently fitted electric boilers.



Externally

To the rear of the property, and adjacent to the rear garden there is an additional owned area of garden planted with bulbs and wildflowers, rowan trees and crab apples. This area is accessed over a shared drive from the road, and is currently used for parking for up to 4 cars.

From this area a small wooden gate gives access to the delightful rear garden of the cottage which has a southerly aspect and is split by thoughtful planting and landscaping to various different areas, including paved/gravelled patios, lawn, fruit trees and shrubs, all of which enjoy the wonderful views and catch the sun all day. Within the garden there are also two large sheds and stone store.

Steps lead down from the garden to a small rear yard and give access to the cottage

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: From Whitby head towards Guisborough and York on the A171 taking the first left turn to Egton. Travel through Egton, down the hill to Egton Bridge, taking the right turn at the Horseshoe Inn sign posted Rosedale. Continue along this at times steep road over the moors to Rosedale, dropping into the village. At the junction turn left before taking the next right turn to Rosedale Chimney Bank. Cross the bridge and the cottage is immediately in front of you on the right hand side. The parking is to the rear further up the hill but viewers should park in the village and walk to the cottage. See also location plans.



Services: The property is understood to be connected to mains electricity, water and sewerage. The range in the kitchen runs on bottled gas. There are separate electric boilers for heating and hot water which are in the attic bedroom and were fitted in 2023

Council Tax: Tax Band D. North Yorkshire Council. Tel 01723 232323.

Post Code: YO18 8SE

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



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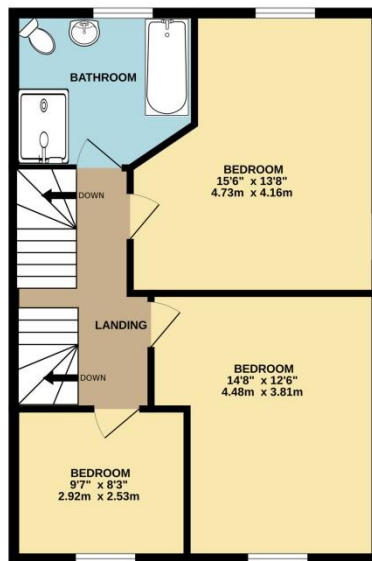
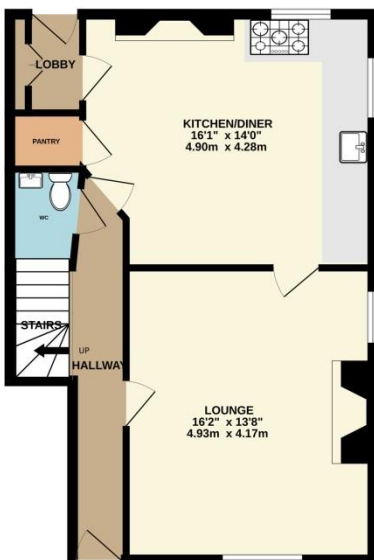
Valuers

Estate Agents

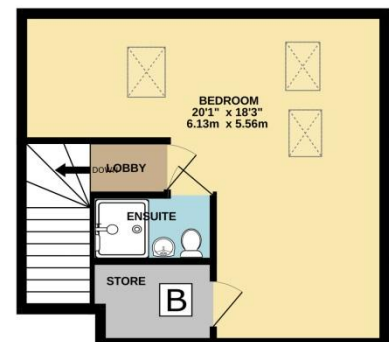


GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



2ND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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