

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(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	73
(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	

### 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

## Yew Tree Cottage, Normanby, Sinnington, North Yorkshire, YO62 6RH Guide price £525,000

Yew Tree Cottage & Blacksmiths Cottage are located in the desirable village of Normanby, within commuting distance of Pickering, Malton and York. These fabulous Grade II listed cottages on one title, have undergone a comprehensive scope of works to an extremely high standard by the current vendors. With a pretty outlook to the front of the picturesque village church of St Andrews Normanby, both cottages were previously run as very successful holiday lets, and more recently the current owners live in Yew Tree whilst running Blacksmiths Cottage as a one bed holiday let.

The accommodation comprises; Yew Tree Cottage; sitting room with log burner, kitchen/breakfast room, ground floor bedroom with ground floor shower room/utility room. There are two double bedrooms and a beautiful house bathroom to the first floor.

Blacksmiths Cottage comprises; sitting room with stairs up to a double bedroom. On the ground floor there is a fully fitted kitchen, shower room and door leading to delightful south facing cottage garden with patio, decked terrace and hot tub.

Outside there is a small front garden, enclosed by iron railings. To the rear aspect there is a private landscaped rear garden which is currently split into two, but can easily become one again. There is a patio area with Arbour above, hot tub, lawned grass with plant and shrub borders and gravelled driveway with parking for multiple vehicles. Both cottages benefit from recently installed Heritage secondary double glazing throughout, to the original sash windows.



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## YEW TREE COTTAGE

### ENTRANCE HALLWAY

Wall lights, beamed ceiling and stairs to first floor landing.

### SITTING ROOM

14'9" x 12'9" (4.50m x 3.89m)

Window to front and side aspect, beamed ceiling, spacious under stairs storage cupboard, wall lights, feature fireplace with log burner, power points and radiator.

### KITCHEN

14'6" x 11'8" (4.44 x 3.58)

Window to front aspect, beamed ceiling, range of Shaker style wall and base units with solid oak worktops, Belfast sink, integrated dishwasher, space for Range cooker, Space for fridge/freezer, bespoke built shelves, power points, electric radiator.

### GROUND FLOOR BEDROOM

7'6" x 14'3" (2.30m x 4.35)

Window to rear aspect, fitted shelves, exposed brick wall and radiator, doors leading to south facing garden.

### GROUND FLOOR EN-SUITE

Window to rear and side aspect, door to rear aspect leading to rear garden, tiled flooring, fully tiled shower cubicle with power shower, cupboard housing water cylinder, plumbed for washing machine, Belfast sink, high flush WC and radiator.

### FIRST FLOOR LANDING

Beamed ceiling, wall lights and radiator.

### HOUSE BATHROOM

Window to side aspect, wood flooring, beamed ceiling, wall wood paneling, free standing copper bath with mixer taps and shower attachment, low flush WC and walk in fully tiled shower cubicle with power shower.

### BEDROOM TWO

14'5" x 11'6" (4.41m x 3.52m)

Window to front aspect, beamed ceiling, newly laid carpet over original wood flooring and feature fireplace.

### BEDROOM THREE

14'9" x 12'9" (4.51m x 3.91m)

Window to front aspect, beamed ceiling, original wood flooring, storage cupboard used as wardrobe.

### GARDEN

South facing, patio area with Pergola Arbour above, range of plant and shrub borders, hot tub, gravelled area for parking for two vehicles and original brick outbuilding, garden shed.

## BLACKSMITHS COTTAGE

### KITCHEN

7'3" x 8'2" (2.23m x 2.50m)

Window to side aspect, door leading to garden, fitted kitchen with integrated dishwasher, electric oven, electric hob, extractor fan, Belfast sink, integrated bin, breakfast bar, tiled splash back and tiled flooring.

### SITTING ROOM

11'8" x 10'10" (3.58m x 3.32m)

Door to front aspect, window to front aspect, plantation shutters with views to Parish Church, electric wood burner, beamed ceiling, wall lights, under stairs storage cupboard and fitted shelves.

### SHOWER ROOM

Window to rear aspect, tiled flooring, partly tiled walls, wall mounted towel radiator, walk in shower cubicle with electric power shower, low flush WC and wash hand basin with pedestal.

### BLACKSMITHS COTTAGE BEDROOM

14'5" x 11'8" (4.40m x 3.58m)

Original sliding sash window and plantation shutters to front aspect with views over Parish Church, original wood flooring, feature fireplace and wall lights, range of newly fitted bespoke wardrobes, Velux window to rear.

### GARDEN

South facing, outbuilding with power and plumbing for washing machine, patio area and lawned grass area with range of plant and shrub borders and outside tap, new decked terrace with recently installed hot tub.

### SERVICES

Mains water, electricity and drainage. Electric Heating.

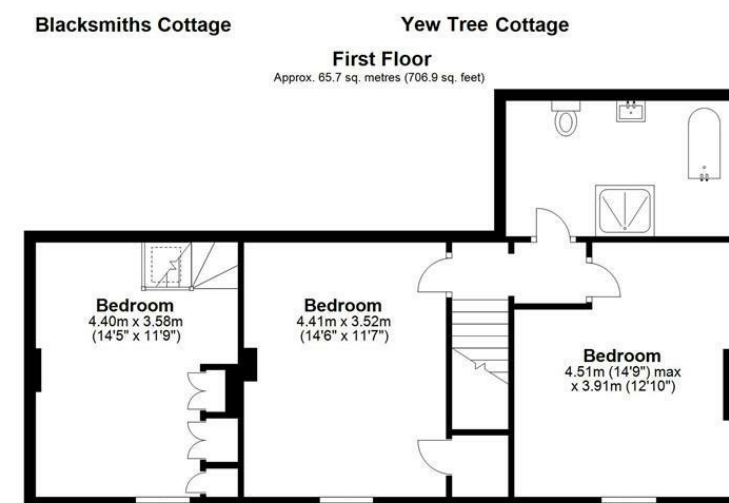
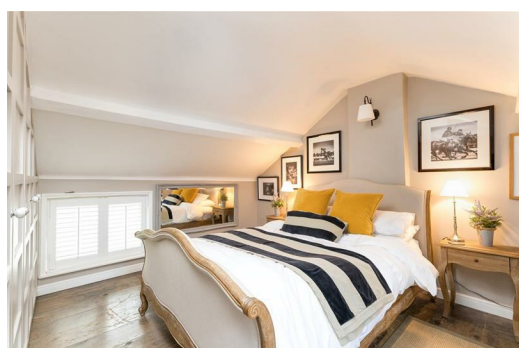
### HOLIDAY LET INFO

Blacksmith's cottage is a very successful holiday let via Air B & B

Contact Agent for further information

### TENURE

Freehold.



Total area: approx. 151.3 sq. metres (1628.5 sq. feet)  
**Yew Tree and Blacksmiths Cottage**