



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	19	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

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

Diamond Cottage, Butterwick, Malton, North Yorkshire, YO17 6PS Guide price £550,000

Diamond Cottage and Diamond Den

Diamond Cottage is a beautiful Victorian cottage with annexe "Diamond Den" set back from the road in a private, peaceful, tranquil setting with pretty cottage gardens to the front and a good sized south facing rear garden. The cottage was built in 1897 and extended in 1993. This gorgeous cottage occupies a private plot set back off the lane with a long garden to the front and gravelled path leading to the front door.

The current vendors have lovingly restored the cottage over recent years and also created an annexe in the front garden "Diamond Den", run as a very successful holiday let with a private parking space and garden 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.



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

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DIAMOND DEN

Self contained annexe at the front of the property with a parking space and garden area. This studio annexe is run as a successful holiday let/Air BnB.

ENTRANCE HALLWAY

Front door, Velux window, tiled floor, understairs cupboard, radiator and power points.

KITCHEN

11'10" x 9'11" (3.63 x 3.03)
Double glazed windows facing the front and side aspect, wooden glazed door from entrance hall, radiator, range of wall and base units with roll top work surfaces, tiled splashback, sink and drainer unit, range cooker, extractor fan and power points.

LIVING ROOM

14'9" x 11'3" (4.52 x 3.43)
Double doors onto the rear garden, feature fireplace, radiator and power points.

SITTING ROOM

14'11" x 11'3" (4.55 x 3.44)
Double glazed sliding sash window facing the rear aspect, log burning stove, radiator and power points.

GUEST CLOAKROOM

Low flush WC, sink, window to front aspect.

UTILITY ROOM

Double glazed window facing the front aspect, tiled floor, range of wall and base units with roll top work surfaces, tiled splash back, space for washing machine, oil fired boiler, sink and drainer unit, extractor fan and power points.

SUN ROOM

12'5" x 8'4" (3.80 x 2.56)
UPVC double glazed windows facing the side and rear aspects, stone window sill, tiled floor and power points

FIRST FLOOR LANDING

BEDROOM ONE

12'2" x 10'1" (3.71 x 3.09)
Double glazed window to the front & side aspects, radiator.

BATHROOM

Double glazed sliding sash window facing the front aspect, radiator, three piece bathroom suite comprising of; panel enclosed bath with taps, low flush WC, wash hand basin on stand.

BEDROOM TWO

8'10" x 11'3" (2.70 x 3.44)
Double glazed sash window facing the rear aspect, walk-in cupboard with light and skylight, radiator and power points

BEDROOM THREE

7'11" x 11'4" (2.42 x 3.47)
Double glazed sash window facing the rear aspect, radiator.

BEDROOM FOUR

6'7" x 8'2" (2.03 x 2.49)
Double glazed window to the front aspect, radiator.

REAR GARDEN

Private south facing rear garden mainly laid to lawn with plant and shrub borders, mature garden, fruit trees, vegetable plot, patio area, outside tap, outside light, side and rear entrance.

SERVICES

Mains electric, water, drainage. Oil fired central heating.

COUNCIL TAX BAND E

PARKING

Parking spaces to the front of the property.

TENURE

Freehold.

