



**Shrew Cottage, Shrew Cottage, Duggleby,
North Yorkshire, YO17 8BN
Guide price £300,000**

Shrew Cottage is a beautiful stone two bedroom barn conversion located in the peaceful village location of Duggleby, on the edge of the Yorkshire Wolds, just 7 miles from Malton.

This beautifully presented home briefly comprises; entrance hallway into open plan kitchen/dining room leading into a spacious sitting room with log burner. There are two double bedrooms and a house bathroom.

Duggleby is on the edge of the Yorkshire Wolds, and is surrounded by rolling countryside with an abundance of wildlife and local permissions make for great dog walking routes. Located seven miles from Malton, 12 miles from Driffield and 15 miles from Pocklington. It is also accessible to the cities of York (23 miles approx) and Hull (33 miles approx). Duggleby is well placed for visiting the East Coast with Scarborough being approximately 21 miles away. A train station can be found in both Malton and Driffield and a local bus service runs through the village. While there are no immediate facilities within the village itself, it is well served by shops, schools, doctor's surgeries and churches in the nearby villages and towns.



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>78</p> <p>58</p>
<p>England & Wales EU Directive 2002/91/EC</p>	
Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>	

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



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ENTRANCE HALLWAY

KITCHEN/DINING

18'3" x 17'2" (5.58 x 5.24)
Windows to front and side aspect, French doors out onto rear garden, fitted range of wall and base units with wooden worktops and tiled splashback, ceramic sink with mixer taps, integrated dishwasher, electric oven with hob, extractor over, integrated fridge, power points, radiator.

SITTING ROOM

16'7" x 17'8" (5.06 x 5.39)
Windows to front aspect and double French doors out onto rear garden, open log burning stove, power points, TV point, radiator.

LAUNDRY ROOM

13'8" x 2'10" (4.17 x 0.87)
Plumbed for washer/dryer, power points, radiator, shelves, coat hooks.

BEDROOM ONE

12'11" x 15'8" (3.94 x 4.8)
Window to rear aspect, power points, radiator, loft access.

BEDROOM TWO

12'11" x 11'3" (3.94 x 3.44)
Window to rear aspect, power points, radiator.

BATHROOM

9'10" x 6'0" (3.01 x 1.83)
Window to front aspect, doubled ended bath with overhead shower, hand wash basin with pedestal, extractor fan.

OUTSIDE

Gravelled drive with ample private parking. Terraced area from the kitchen with pergola over, lawned rear garden, gravelled area, mature shrubs & borders, lawned garden to the front.

COUNCIL TAX BAND D

TENURE

Freehold

SERVICES

Oil fired central heating, double glazed windows throughout.

