

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	48
(21-38) F	28
(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	
(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

## Church Cottage, Church Street, Amotherby, North Yorkshire, YO17 6TN Offers over £325,000

Church Cottage is a deceptively spacious, two double en-suite bedroom, period property tucked away in a quiet corner of a Amotherby, with views over adjoining open fields and overlooking St. Helen's Church.

Amotherby is a highly sought after village only a small few miles west of Malton. The property offers well extended ground floor living space whilst upstairs there are two double en-suite bedrooms. Standing within a generous and extremely well established plot offering lots of parking/turning and potential further garage space. Double glazing and LPG centrally heated.

Amotherby is a popular village located along the B1257 between Malton and Hovingham and benefits from a primary school, church and a pub/restaurant. The market town of Malton is some three miles to the east and offers a good range of local facilities, including shops, restaurants, and a railway station with regular services to York and the East Coast. There is easy access to the A64 providing excellent links to York and Leeds. Church Cottage is tucked away at the end of Church Street, overlooking St. Helen's Church.

EPC RATING F



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

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

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**SITTING ROOM**

At the front aspect with main front door and deep bay window. Further window to the side elevation, two radiators, living flame gas (LPG) fire in traditional effect surround.

**INNER HALL AREA**

Stairs leading up with cupboard under,

**KITCHEN**

Traditional style units at both base and wall level, recessed range type cooker, opening into the dining room.

**DINING ROOM**

With velux roof light, radiator, door into the side entrance and opening out into the conservatory.

**CONSERVATORY**

UPVC double glazed, radiator, French doors leading out

**SIDE ENTRANCE**

UPVC external door, side window and radiator. Door into the shower room.

**GROUND FLOOR SHOWER ROOM/WC**

Two piece suite and shower cubicle. Side window and heated towel rail.

**FIRST FLOOR LANDING**

From a turning staircase with side facing window.

**BEDROOM ONE**

Front window, radiator and door into the en-suite.

**EN-SUITE**

Three piece white suite, over bath electric shower, heated towel rail, front facing window.

**BEDROOM TWO**

Rear window, built in cupboard, mirror fronted range of wardrobes, radiator, door into the en-suite.

**EN-SUITE**

Three piece suite, over bath shower, heated towel rail, side facing window.

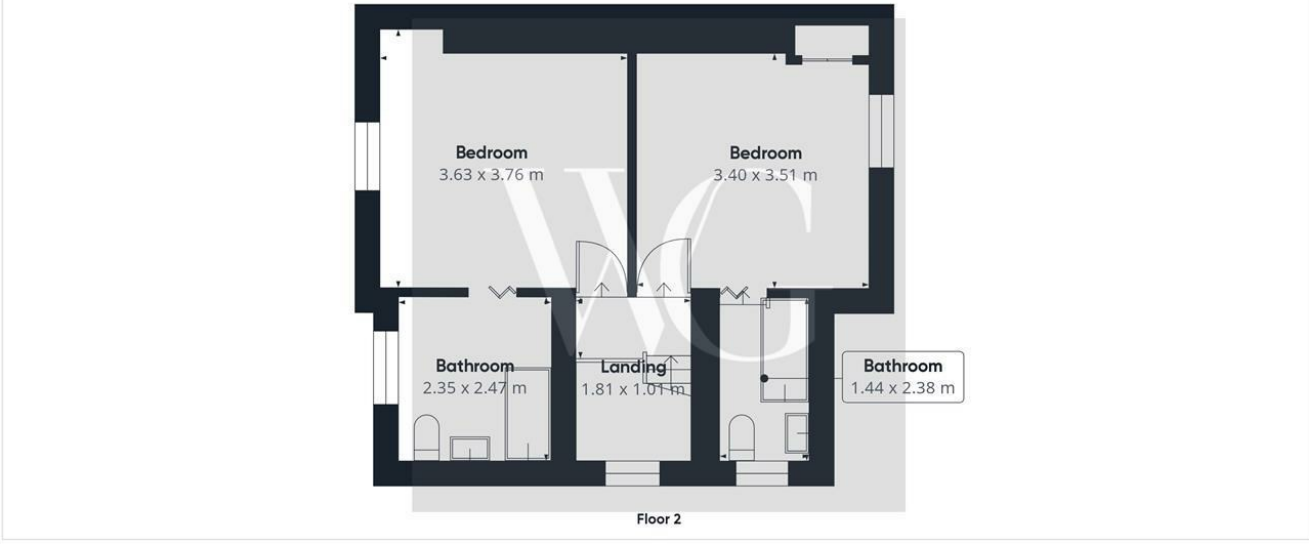
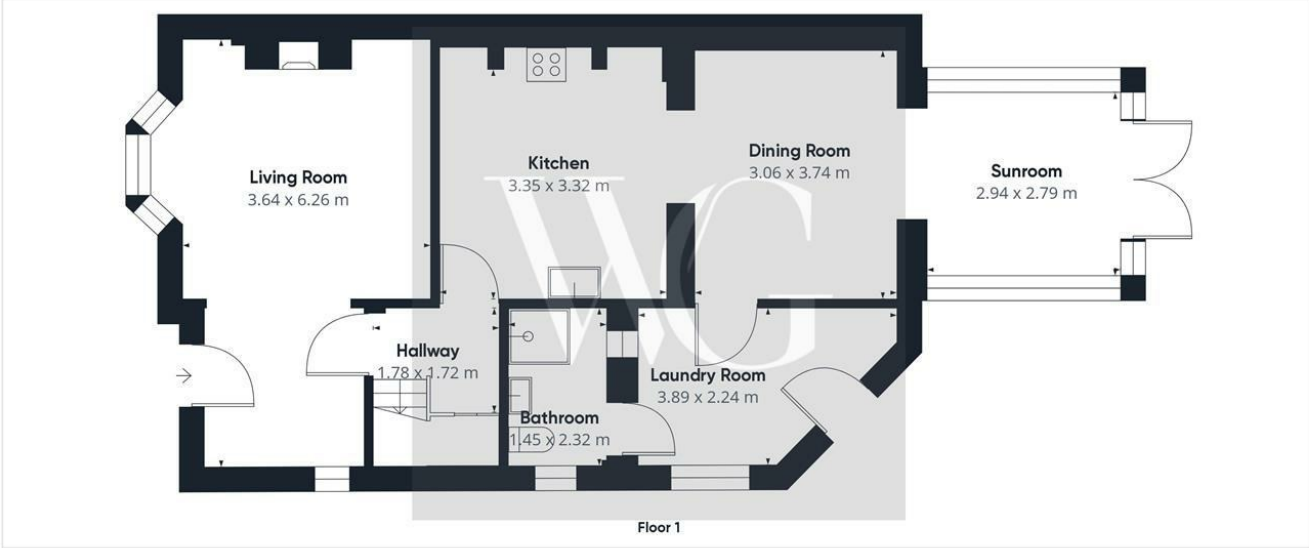
**GARDENS**

Church Cottage is the right hand end cottage in a row of three adjacent to the village church of St. Helen's sitting behind a low stone front wall continuing down the side elevation through double gated driveway into the main gardens at the rear. Essentially the main part of the gardens is laid to handstand/pebbles allowing for lots of parking and turning and potential for garaging subject to any permissions. There are a range of buildings of some considerable age at the bottom end of the plot which allow generous storage facility. Stocked with lots of flowers/shrubs, LPG storage tank.

**SERVICES**

Mains water, electricity and drainage.  
LPG central heating from a tank in the garden. The boiler is located in the back bedroom.  
Mains gas is not in the village.

**COUNCIL TAX BAND**



WG

Approximate total area<sup>®</sup>  
105.2 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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