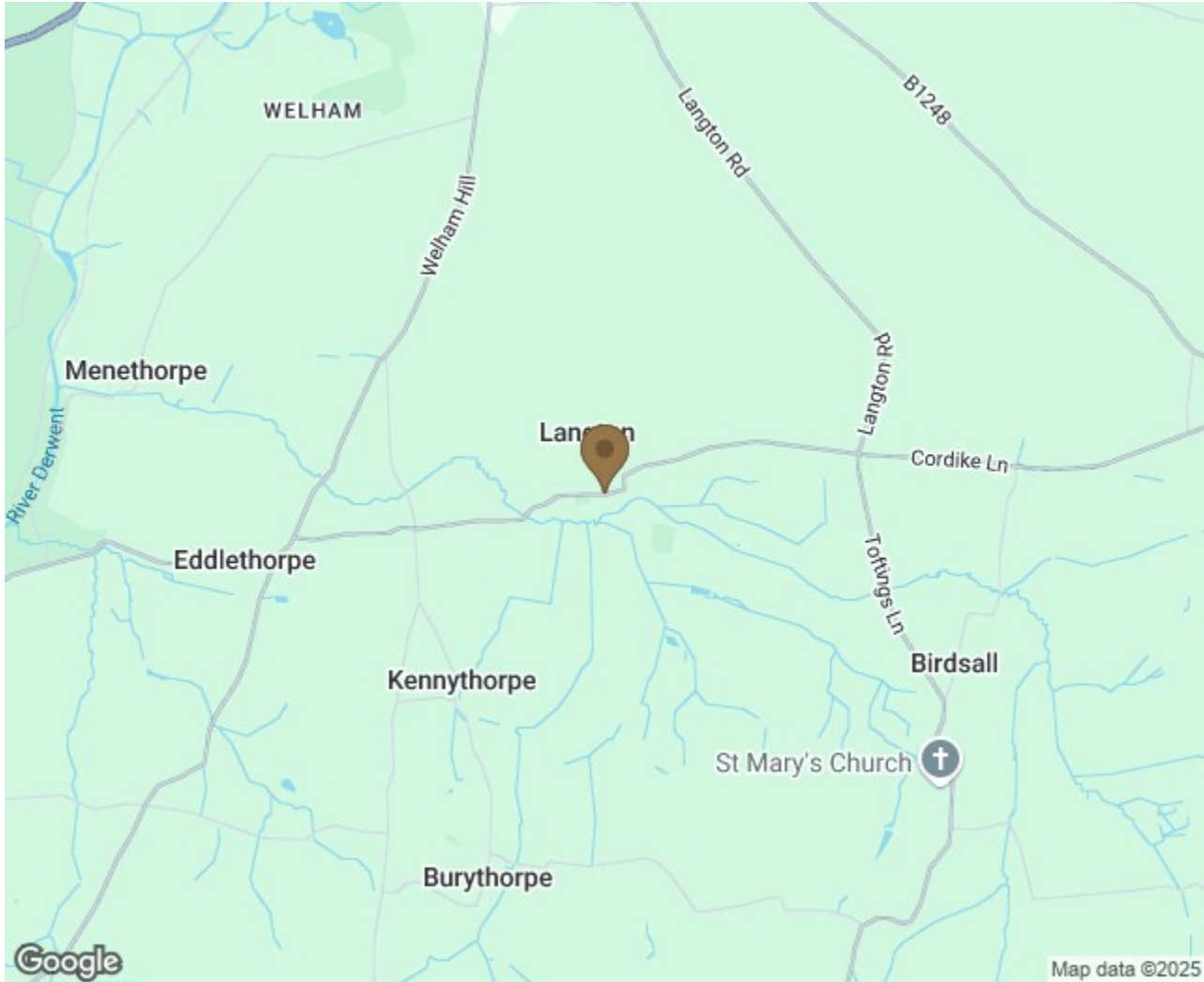




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		38	79
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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			
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

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



Post Cottage, Malton, North Yorkshire, YO17 9QP
Guide price £625,000

Post Cottage is a beautiful three bedroom detached cottage in an idyllic location offering peace and tranquility. This exceptional and charming three bedroom Grade II Listed building has been carefully maintained by the present owner to an extremely high standard throughout.

Situated in the heart of the picturesque village of Langton and with open country views to the rear, this cottage blends character and charm with modern comfort. Boasting extensive accommodation, the home is filled with original features, including beamed ceilings, varnished wood floors, quarry tiles and stunning fireplaces.

In brief, this well maintained home comprises; entrance, country breakfast kitchen with doors onto rear garden, utility room, sitting room with log burner, living room log burner and doors onto rear garden, study, ground floor shower room, ground floor bedroom and dressing room. To the first floor there is bedroom with fitted wardrobes, a spacious house bathroom with free standing roll top bath and the main bedroom with a vaulted ceiling and dressing area.

Outside, the well-tended gardens are a true highlight, featuring manicured lawns, a covered area would create an ideal location for a seating/outdoor kitchen area, and a gravel driveway leading to the garage and outbuildings. French doors open onto the garden, creating a seamless connection between indoor and outdoor living. Overlooking the charming village green, this delightful home offers a rare opportunity to enjoy countryside living at its finest.



ENTRANCE

DINING KITCHEN

12'2" x 13'2" (3.72 x 4.02)
Window to front aspect with window seat, tiled floor, beamed ceiling, Belfast sink, electric oven and hob, oil fired Aga.

LIVING ROOM

11'11" x 11'8" (3.65 x 3.58)
Window to front aspect with window seat, feature fireplace with log burner, radiator and power points,

SITTING ROOM

12'5" x 15'3" (3.80 x 4.66)
Windows to front aspect, beamed ceiling, feature fireplace with log burner, power points and radiator.

STUDY

7'2" x 7'11" (2.19 x 2.42)
Window to rear aspect, power points and radiator.

REAR HALL

7'0" x 5'2" (2.15 x 1.60)
Stable door to rear, tiled floor, power points and radiator.

UTILITY ROOM

5'8" x 6'8" (1.74 x 2.04)
Window to rear aspect, Belfast sink, tiled floor, fuse box.

GROUND FLOOR SHOWER ROOM

7'0" 7'11" (2.14 2.42)
Window to rear aspect, tiled floor, low flush WC, shower, wall mounted radiator and extractor fan.

GROUND FLOOR BEDROOM THREE

12'5" x 9'3" (3.80 x 2.82)
Windows to front and side aspect, power points and radiator.

GROUND FLOOR DRESSING ROOM

7'0" x 5'8" (2.14 x 1.73)
Window to rear aspect, power points and radiator.

FIRST FLOOR LANDING

Window to front aspect.

BEDROOM ONE

12'7" x 11'5" (3.86 x 3.48)
Window to front and side aspect, vaulted ceiling, radiator and power points and feature original ireplace,

WALK-IN WARDROBE

8'2" x 4'2" (2.49 x 1.29)

HOUSE BATHROOM

8'7" x 12'11" (2.62 x 3.96)
Window to rear aspect, free standing roll top cast iron bath, feature original fireplace and high flush WC.

BEDROOM TWO

12'2" x 13'0" (3.73 x 3.98)
Windows to front and side aspect, fitted wardrobes, feature original fireplace.

GARDEN

Outside, the well-tended gardens are a true highlight, featuring manicured lawns, a covered area would create an ideal location for a seating/outdoor kitchen area, and a gravel driveway leading to the garage and outbuildings. French doors open onto the garden, creating a seamless connection between indoor and outdoor living. Overlooking the charming village green, this delightful home offers a rare opportunity to enjoy countryside living at its finest.

OUTBUILDINGS

Recently used as an art studio and coal house.

GARAGE

With workshop attached at the rear.

LOCATION

Langton, North Yorkshire, is a charming and picturesque village nestled in the rolling countryside of Ryedale, just a short distance from the historic market town of Malton. Known for its peaceful rural setting, Langton offers a perfect blend of tranquility and accessibility, making it an ideal location for those seeking a countryside retreat without compromising on convenience.

Surrounded by scenic landscapes, open fields, and country lanes, Langton boasts a strong sense of community and traditional Yorkshire character. The nearby town of Malton, renowned as Yorkshire's food capital, provides a wealth of amenities, including independent shops, artisan eateries, and excellent transport links via road and rail. The stunning North York Moors and the Yorkshire Wolds are also within easy reach, offering endless opportunities for outdoor pursuits.

With its idyllic charm and desirable location, Langton presents an exceptional opportunity for those looking to embrace a quintessential village lifestyle while remaining well connected to surrounding towns and cities.

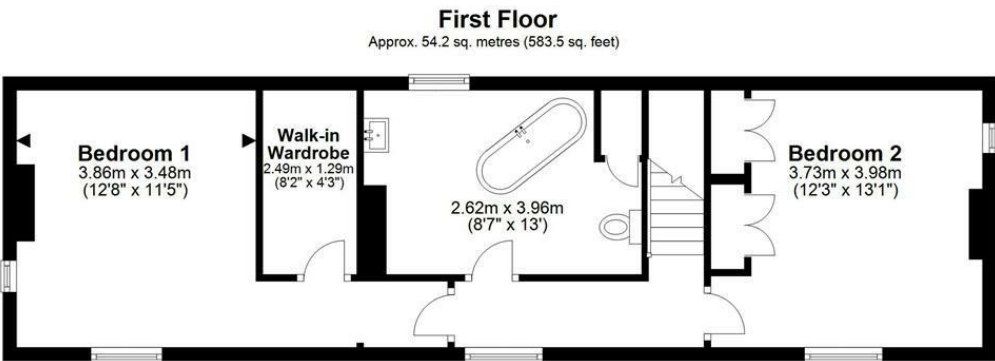
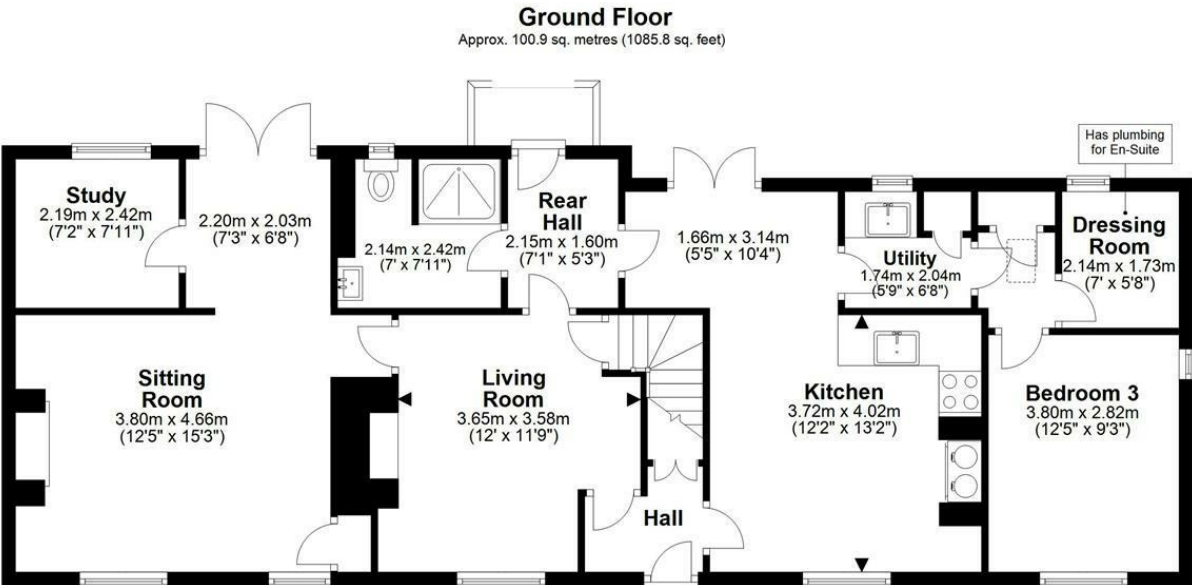
COUNCIL TAX BAND E

TENURE

Freehold

SERVICES

Oil fired central heating and individual septic tank.



Total area: approx. 155.1 sq. metres (1669.3 sq. feet)
Post Cottage, Langton