

| 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 | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | 82 |
| England & Wales | 65 |
| 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



Orchard Cottage, Orchard Cottage, Burythorpe, North Yorkshire, YO17 9LJ Offers over £550,000

Orchard Cottage is a beautiful five bedroom period house in a superb setting with orchard, stables, land and outbuildings to the rear. Offering a rare opportunity to secure a village home with pony paddock and stabling.

Located in the Wolds village of Burythorpe, the accommodation comprises; breakfast kitchen, sitting room, ground floor bedroom with en-suite, guest cloakroom and boot room/utility. To the first floor there are four good sized bedrooms and a stylish house bathroom.

To the rear of the house lies gardens with a range of stables, outbuildings, sheds, an orchard of approximately one and a half acres and a gravelled driveway for multiple vehicles.

Burythorpe is an attractive Wolds village set in stunning countryside. The quintessential English market town of Malton, "Yorkshire's Food Capital", is 4 miles to the north where there are excellent local facilities and amenities including a Bus and Railway Station from which there are regular connections to the East Coast and to York. York is 18 miles to the south-west and here there is a mainline Railway Station from where London can be reached in under 2 hours.

EPC Rating TBC



01653 916 600 | enquiries@willowgreenestateagents.co.uk

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

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

ENTRANCE PORCH

SITTING ROOM

14'0" x 12'7" (4.29m x 3.86m)

Window to front aspect with window seat, beamed ceiling, feature fireplace with brick surround, power points and TV point.

KITCHEN/DINING AREA

16'11" x 17'7" (5.16m x 5.36m)

Window to front aspect, doors to rear aspect to garden, wood flooring, range of wall and base units, kitchen island, space for range cooker, Belfast sink. power points,TV point and stairs to first floor landing.

UTILITY/BOOT ROOM

18'3" x 9'0" (5.57m x 2.75m)

Window to front aspect, door to rear and side aspect, wood flooring, range of wall and base units, sink and drainer unit, space for fridge/freezer and power points.

GUEST CLOAKROOM

Low flush WC, wood flooring, wash hand basin with pedestal and extractor fan.

GROUND FLOOR BEDROOM FIVE

11'10" x 13'2" (3.61m x 4.02m)

Windows to side and rear aspect, wood flooring, wall lights, TV point and power points.

EN-SUITE

Window to side aspect, tiled flooring, bath with mixer taps, shower screen and power shower above, extractor fan and wall mounted towel rail.

FIRST FLOOR LANDING

Window to rear aspect, built in book shelves, power points, telephone point and ceiling lights.

HOUSE BATHROOM

Velux window, tiled flooring, low flush WC, wash hand basin with pedestal, wall mounted towel rail, extractor fan, corner shower cubicle with power shower and free standing bath.

BEDROOM ONE

14'6" 12'10" (4.42m 3.93m)

Window to front aspect with window seat, wall lights, loft access (boarded), power points, TV point and fitted shelving.

BEDROOM TWO

10'2" x 11'10" (3.12m x 3.62m)

Window to front aspect with window seat, wall lights, loft hatch, power points, TV point and door to landing study area.

STUDY AREA

Window to front aspect, power points. telephone points and wall light.

BEDROOM THREE

18'3" x 8'10" (5.57m x 2.71m)

Window to front and rear aspect, feature beamed ceiling, wood style flooring, telephone point and power points.

BEDROOM FOUR

6'6",27 8'10" x 10'9" (1.98m,8.23m 2.69m x 3.28m)

Window to side aspect, Velux window, desk area, wall lights and power points.

OUTSIDE

GARDEN

Outside, the garden is deceptively spacious with a range of stables, outbuildings, sheds, an orchard and graveled driveway for multiple vehicles. The garden is a blank canvas for somebody wanting to put their stamp on it.

ORCHARD

BARN

12'9" x 17'2" (3.90m x 5.25m)

STABLES

STABLE 1

13'1" x 14'1" (4.00m x 4.31m)

STABLE 2

10'5" x 13'10" (3.19m x 4.24m)

STABLE 3

10'4" 13'9" (3.17m 4.20m)

STORE

11'5" 14'1" (3.48m 4.30m)

GREEN HOUSE

7'10" x 6'2" (2.40m x 1.90m)

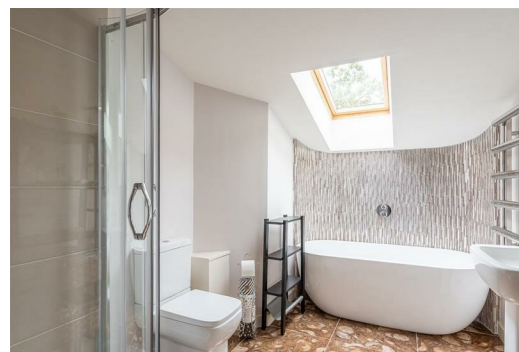
SERVICES

Air source central heating, mains drainage and under floor heating throughout.

PARKING

Graveled driveway parking to rear of property accessed via gate to rear of property.

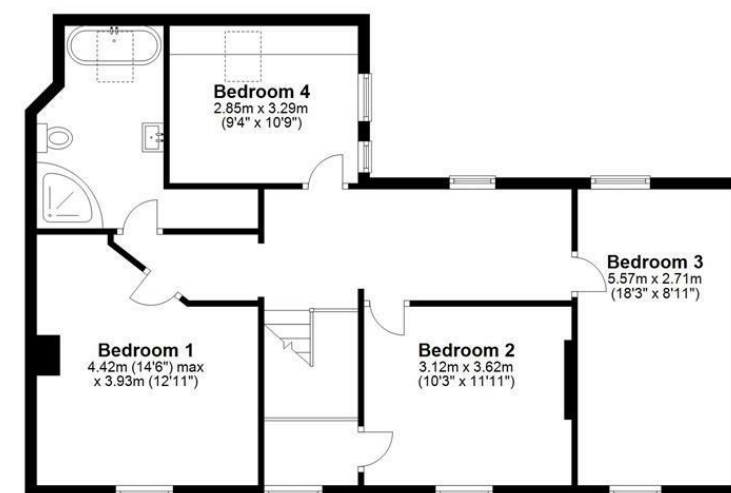
COUNCIL TAX BAND E



Ground Floor
Approx. 79.3 sq. metres (853.6 sq. feet)



First Floor
Approx. 78.0 sq. metres (839.8 sq. feet)



Total area: approx. 157.3 sq. metres (1693.4 sq. feet)

Orchard Cottage, Burythorpe