



01947 601301



ROSE COTTAGE, IBURNDALE

3 BED COTTAGE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- Character Stone-Built Cottage with Stylish Interiors
- Lounge with Log Burner & Beamed Ceiling
- Bespoke Kitchen with Oak Worktops
- Dining Room with French Doors to the Garden
- 3 Double Bedrooms
- Family Shower Room & Additional WC
- Cottage Style Gardens with Sun Terrace
- Garage & Double Driveway
- Idyllic Hamlet in the North York Moors National Park

Type: **COTTAGE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **1**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN, PATIO**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



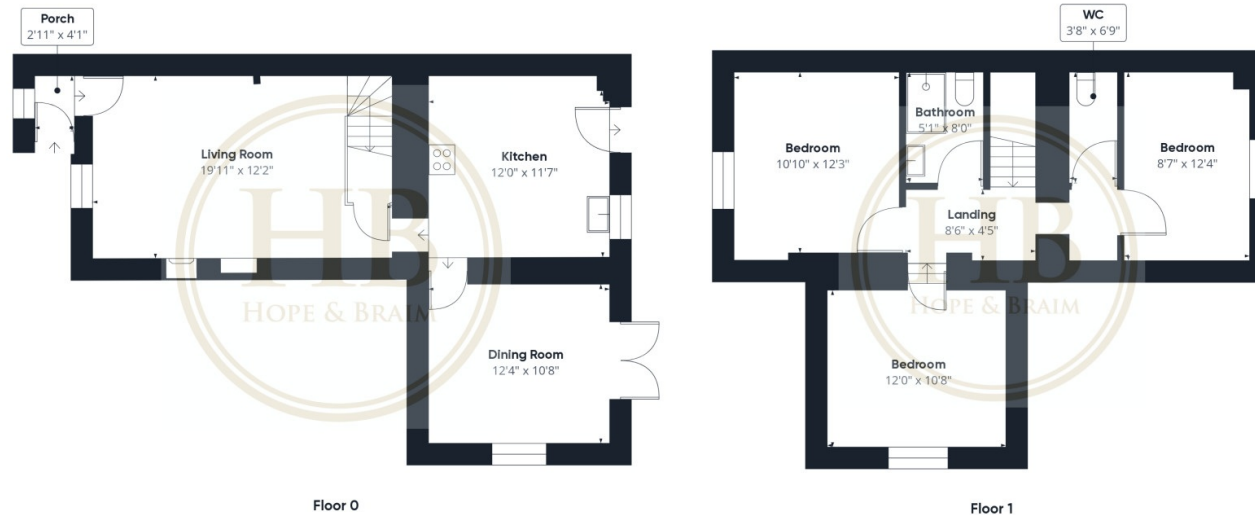
ROSE COTTAGE, IBURNDALE- 3 bed Cottage -£365,000



Hope and Braim are delighted to present Rose Cottage in Iburndale to the market. Comprehensively refurbished a handful of years ago, this charming end terrace of three cottages built in 1875, enjoys a rural position in the small hamlet of Iburndale in the North York Moors National Park. An idyllic home offering deceptive and generously sized accommodation that has been sympathetically extended over the years. The property comprises of an entrance porch, leading into the large cosy lounge, where you will be greeted by an exposed stone fireplace, log burning stove and beamed ceiling. A beautiful light filled dining room with French Doors opening onto cottage gardens at the rear. The farmhouse kitchen features bespoke, hand crafted, shaker style cabinetry and Belfast Sink. Complemented by iron bracketed open shelving with oak worktops, oak butchers block prep table, pine dresser and handmade quarry floor tiles. Upstairs there are three double bedrooms, an elegant shower room with fittings from Lusso Stone and an additional WC with potential to create an en-suite. The property has an attached garage with double parking on the brick paved driveway. To the front you will find a small pretty pebbled garden and to the rear a large cottage style garden with fruit trees, bordered lawn and a paved terrace wrapping around the side of the house.



ROSE COTTAGE, IBURNDALE- 3 bed Cottage -£365,000



Approximate total area⁽¹⁾
1037.53 ft²
Reduced headroom
1.51 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
Best energy efficient - lower running costs	Current	Potential
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

