



Montrose Cottage, Newton Road, Tollerton, York

£350,000

Charming Cottage on Newton Road, Tollerton, York

Nestled in the heart of Tollerton, this beautifully maintained cottage offers three generous double bedrooms, two spacious reception rooms, and a private rear garden perfect for relaxing or entertaining. Immaculately presented throughout, it blends character with comfort in a sought-after village setting ideal for families or those seeking peaceful countryside living just a short drive from York

3 x Bed

1 x Bathroom

2 x Reception

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- Period cottage

- Private enclosed rear garden

- Three double bedrooms

- Commutable to York

- Village location with shop

- Beautifully finished internally with bags of character





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Montrose Cottage, Tollerton, York

Set in the heart of the charming village of Tollerton, Montrose Cottage is a beautifully presented three-bedroom home offering a perfect blend of character and comfort. The property boasts two spacious reception rooms, ideal for both relaxing and entertaining, and has recently undergone remedial work to ensure it's in excellent condition throughout.

Inside, you'll find a welcoming layout with well-proportioned rooms, tasteful finishes, and a sense of warmth that makes it feel instantly like home. The cottage benefits from a private rear garden, offering a peaceful outdoor retreat with space to unwind or enjoy alfresco dining.

Location Highlights

Tollerton is a picturesque village with a strong sense of community, featuring a local shop for everyday essentials and easy access to both York and Leeds via nearby road and rail links. Whether you're commuting or simply exploring the region, Montrose Cottage offers the best of rural tranquility with urban convenience

Entrance hall

Composite front door leads into an entrance hall with a tiled floor and a door opens to

Sitting room

Positioned to the front of the property this is a comfortable room with new wood burner standing on a stone hearth, tiled floor and communications points.

Kitchen

Cottage style range of wall and base units with oak work tops, integral dishwasher, Belfast sink, electric cooker point, plumbing for a washing machine. There is a tiled floor with a cupboard under the stairs and the room opens to

Dining room/family room

Positioned to the rear of the property and two sets of French doors opening onto the rear patio and garden, this room has a tiled floor and communication points with space for a table and eight chairs

First floor

Stairs lead to a spacious landing area with space for a chest of draws and doors opening to

Master bedroom

Double bedroom positioned to the front of the property has beamed ceilings and a window overlooking the front elevation

Guest bedroom

Double bedroom is situated to the rear of the property with beamed ceiling and views over the rear garden

Bathroom

Stylish white three piece suite comprise, roll top bath, round basin on pedestal and a low level W/C, tiled floor and extractor fan.

Second floor

Bedroom three has a beamed ceiling velux windows and storage into the eaves.

Outside

Leading from the front pathway, is a lockable wooden gate which leads down the side of the property to the rear garden. With a beautiful stone paved patio area extending onto the lawn. With a gravelled area for seating at the end of the garden to catch the evening sun, there are shrub and plant borders to one side with fence and wall to the perimeter.

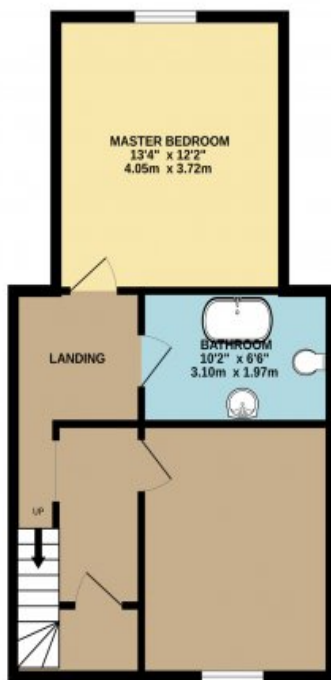
Agents note

The property has only been owned by the current vendor for a short period of time. But after remedial works have been done, personal circumstances require another move.

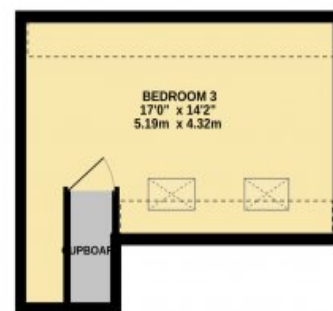
GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



2ND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1385sq.ft. (128.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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