



**MILL COTTAGE**  
**HOWSHAM, YORK**

**Cundalls**







# MILL COTTAGE, 12 MAIN STREET HOWSHAM YORK

Malton 8 miles, York 13 miles, Leeds 38 miles  
Distances Approximate

**BEAUTIFULLY RENOVATED, SEVENTEENTH CENTURY GRADE II LISTED COTTAGE WITH LARGE REAR GARDEN & OFF-STREET PARKING, IDYLICALLY SITUATED WITHIN A PEACEFUL CONSERVATION VILLAGE.**

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LIVING ROOM – DINING KITCHEN – UTILITY ROOM – GUEST CLOAKROOM  
FIRST FLOOR LANDING – THREE BEDROOMS – SHOWER ROOM

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OIL-FIRED CENTRAL HEATING  
PRIVATE & WELL-ESTABLISHED REAR GARDEN – GRAVELLED DRIVEWAY  
HOME OFFICE/GARDEN ROOM – POTTING SHED – LOG STORE

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PEACEFUL VILLAGE SET WITHIN BEAUTIFUL COUNTRYSIDE, YET WITHIN EASY REACH OF AMENITIES IN MALTON & YORK

**GUIDE PRICE £495,000**  
**FREEHOLD**



Mill Cottage is a picture postcard cottage dating back to the Seventeenth Century located within a scenic Conservation village on the very edge of the Howardian Hills area of Outstanding Natural Beauty. The property has been comprehensively renovated and refurbished to a high standard, cleverly blending period charm with modern convenience and a tasteful scheme of interior décor. The cottage retains a significant amount of its original character, including York stone flagged floors, exposed beams and a working cast iron range. Within the last twelve months the current owners have overhauled the kitchen with stylish cabinetry by Neptune. The accommodation is light and airy, with a versatile layout and many appealing attributes. In brief, it consists of a characterful dining kitchen with an AGA 60, an elegant living room with log burner, a utility room and guest cloakroom. Upstairs there are three bedrooms and a shower room; all these rooms enjoy vaulted ceilings, and the third bedroom, which is accessed from a half-landing, could also be used as a study.

The quality of the cottage is perfectly matched by its garden, which is a great size, enjoying complete privacy and has been attractively landscaped to maintain year-round interest and enjoyment. The central section of lawn is flanked by well-stocked shrub borders and a gravelled path leading to a granite-paved terrace at the far end with a recently created pond sitting alongside. Along the northern boundary is a productive vegetable patch, greenhouse and useful potting shed and log store. A glazed garden room currently serves as a delightful home office with a concealed workstation. To the side of the Mill Cottage is a gated driveway and its appealing front façade features a well-established wisteria, and a cottage border stocked with hydrangeas and box hedging.

Howsham is a classic Yorkshire village, enjoying peace and quiet, yet within easy reach of amenities in the popular market town of Malton and the city of York. It sits within a scenic stretch of countryside, where the Yorkshire Wolds meet the Derwent Valley yet is within 3 miles of the A64, allowing for rapid access to the wider metropolitan area. Mill Cottage forms part of Howsham's picturesque streetscape made up largely period houses and cottages all located along the same side of the street, along with its Grade I Listed parish Church, which Mill Cottage sits alongside.



## ACCOMMODATION

### DINING KITCHEN

4.0m x 3.8m (min) (13'1" x 12'6")

Updated range of kitchen cabinets by Neptune, with quartz work surfaces and upstands, incorporating a Belfast sink with Quooker tap, and an AGA60 stove with two ovens and a four ring-ceramic hob. Integrated fridge and freezer. York stone flagged floor and superb, beamed ceiling. Cast iron York range. Six wall lights. Television point. Yorkshire sliding sash window to the front. Staircase to the first floor. Shelved understairs cupboard. Radiator.

### LIVING ROOM

4.6m x 4.6m (15'1" x 15'1")

Cast iron AGA multi-fuel stove on a stone hearth with oak mantel. Fitted cabinets to either side of the chimney breast, one with bookshelves over. Exposed beams. Three wall light points. Television point. Telephone point. Internet connection. Yorkshire sliding sash windows to the front and rear. French doors opening onto the rear garden. Two radiators.

### UTILITY ROOM

2.1m x 1.8m (max) (6'11" x 5'11")

York stone flagged floor. Half-glazed door to the rear garden. Joiner-built unit housing the oil-fired central heating boiler and space for an automatic washing machine. Sold oak worktop and large storage cupboard above. Vaulted ceiling.

### GUEST CLOAKROOM

1.2m x 0.8m (3'11" x 2'7")

White low flush WC with concealed cistern and wash basin with vanity unit. Casement window to the rear. York stone flagged floor. Radiator.

## FIRST FLOOR

### LANDING

Airing cupboard housing the hot water cylinder with electric immersion heater. Two wall lights. Thermostat. Radiator.

### BEDROOM ONE

4.7m x 4.0m (max) (15'5" x 13'1")

Vaulted ceiling. Range of fitted wardrobes. Loft hatch. Casement window to the front and Velux roof light to the rear. Radiator.

### BEDROOM TWO

4.7m x 3.2m (max) (15'5" x 10'6")

Vaulted ceiling. Range of fitted wardrobes. Recessed spotlights. Two wall lights. Loft hatch. Casement window to the front and sash window to the side. Velux roof light to the rear. Radiator.

### SHOWER ROOM

2.6m x 1.4m (8'6" x 4'7")

White suite comprising walk-in shower cubicle with thermostatic shower, wash basin and low flush WC. Vaulted ceiling with recessed spotlights. Extractor fan. Cast iron feature fireplace. Stripped and painted floorboards. Heated towel rail/radiator.

### BEDROOM THREE / STUDY

3.4m x 2.1m (max) (11'2" x 6'11")

Vaulted ceiling. Two wall lights. Casement window to the rear. Radiator.





## OUTSIDE

Set back from the village street and behind a cottage border stocked with hydrangeas and edged by box hedging, a well-established wisteria adorns the front of the house, and a 5-bar timber gate opens to a gravelled driveway to the side, a further full height timber gate leads to the rear garden. Most of the garden is located to the rear enjoys a good level of privacy and lovely views of the Church and countryside beyond. It has been expertly landscaped to provide colour and interest throughout the seasons. It is securely enclosed and features lawn, shrub borders, gravelled paths, raised beds, vegetable patch and a good-sized granite paved terrace with a pond sitting alongside. There is the usual outside lighting, power sockets, water points and useful home office and outbuildings outlined below.



### GARDEN ROOM / HOME OFFICE

3.7m x 1.5m (max) (12'2" x 4'11")

Tiled floor. Three wall light points. Electric light and power points. Double-glazed windows and roof. Built-in workstation.

### POTTING SHED & LOG STORE

4.1m x 2.1m (external) (13'5" x 6'11")

With larch feather edge cladding. Electric light and power points to the Potting Shed section. Concrete base.

### GREENHOUSE

1.9m x 1.8m (external) (6'3" x 5'11")

## GENERAL INFORMATION

Services: Mains water and electricity. Septic tank drainage.  
Oil fired central heating.

Council Tax: Band: D (Ryedale District Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO60 7PH

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property

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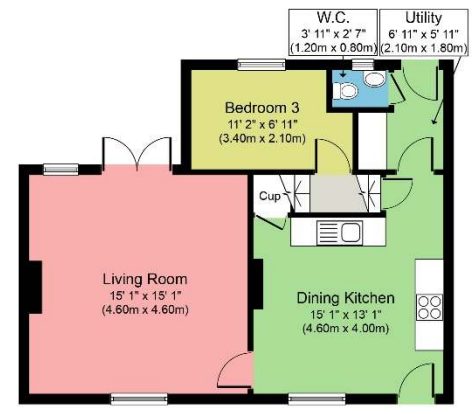


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**Ground Floor**  
**Approximate Floor Area**  
**560 sq. ft.**  
**(52.0 sq. m.)**

**First Floor**  
**Approximate Floor Area**  
**463 sq. ft.**  
**(43.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Copyright V360 Ltd 2020 | www.houseviz.com



