

## CRAMBON COTTAGE CRAMBE



**A deceptively spacious, three-bedroom detached house with gardens, ample parking & double garage located in a sought-after & accessible village between Malton & York.**

Entrance hall, guest cloakroom, sitting room, dining room, dining kitchen, utility room, first floor landing, master bedroom with dressing area & en-suite bathroom, two further bedrooms & house bathroom.

Double glazing. LPG central heating.

Gardens, tarmac driveway, double garage & open views across open fields.

No onward chain.

### GUIDE PRICE £475,000



Built almost 35 years ago, Crambon Cottage is a characterful detached house which occupies a pleasant position within a quiet, yet accessible village. The house has been well maintained but would now benefit from some cosmetic updating. Built of timber frame construction with brick outer walls under a clay pantile roof, there is LPG central heating throughout, and windows are double-glazed.

The living accommodation is arranged over two floors and amounts to over 1,900sq.ft and comprises of a spacious entrance hall, guest cloakroom, 26ft sitting room, dining room, an 18ft dining kitchen and a connecting utility room. Upstairs there are three bedrooms and two bathrooms, one of which is en-suite; the principal bedroom enjoys a dressing area with range of fitted wardrobes.

Externally there are gardens to three sides and a gated, tarmac driveway leads to a detached double garage. The gardens adjoin open fields to the west, across which there are lovely views. The total plot size is approximately 0.17 acres.

Crambe is a peaceful village set within the Howardian Hills Area of Outstanding Natural Beauty. Despite its rural setting, the village enjoys easy access to the A64 for commuting to York, Leeds or further afield. The neighbouring village of Kirkham Abbey with its monastic ruin, benefits from a renowned public house and is only 1 mile away. The market town of Malton is located approximately 6 miles north and enjoys a full range of facilities, including a variety of eateries, independent and high street retailers, good schools, leisure facilities and railway station with regular services to York and the East coast.



## **ACCOMMODATION**

### **ENTRANCE HALL**

Staircase to the first floor. Exposed beams. Exposed brickwork to part. Understairs cupboard. Three wall light points. Telephone point. Radiator.



### **GUEST CLOAKROOM**

2.2m x 0.9m (7'3" x 2'11")

White low flush WC and wash basin. Fitted storage cupboard. Casement window to the rear. Radiator.

### **SITTING ROOM**

8.0m x 5.7m (max) (26'3" x 18'8")

Living flame gas fire with exposed brick chimney breast and stone hearth. Exposed beams. Television point. Casement windows to the front and rear. French doors to the side, opening onto the garden. Two radiators.





#### DINING ROOM

4.5m x 3.7m (14'9" x 12'2")

Exposed beams. French doors opening onto the garden. Two radiators.



#### DINING KITCHEN

5.7m x 4.5m (max) (18'8" x 14'9")

Range of kitchen cabinets incorporating a stainless steel sink unit and various integrated appliances, including electric oven and hob, extractor hood, microwave, dishwasher, and fridge freezer. Window seat. Casement window to the front. Radiator.



#### UTILITY ROOM

2.2m x 2.2m (7'3" x 7'3")

Stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Door to the rear. Casement windows to the front and side. Radiator.

#### FIRST FLOOR

##### GALLERIED LANDING

Three wall light points. Velux roof light. Radiator.



### BEDROOM ONE

4.4m x 3.5m, (14'5" x 11'6")

plus Dressing Area measuring 3.4m x 2.0m (11'2" x 6'7")

Range of fitted wardrobes and drawers. Exposed beams. Television point. Access to eaves storage. Two casement windows to the front, and one to the side. Two radiators.



### EN-SUITE BATHROOM

4.4m x 2.2m (max) (14'5" x 7'3")

Matching suite comprising jacuzzi bath, shower cubicle, wash basin, bidet, and low flush WC. Extractor fan. Airing cupboard housing the hot water cylinder with immersion heater. Casement window to the side, and Velux roof light. Radiator.



### BEDROOM TWO

4.4m x 2.7m (max) (14'5" x 8'10")

Exposed beams. Two wall light points. Access to eaves storage. Casement windows to the front and side. Radiator.



### BEDROOM THREE

3.0m x 2.9m (min) (9'10" x 9'6")

Exposed beams. Access to eaves storage. Casement window to the side. Radiator.





#### HOUSE BATHROOM

2.7m x 2.2m (max) (8'10" x 7'3")

Matching pink suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Loft hatch. Fully tiled walls. Velux roof light to the rear. Radiator.



#### OUTSIDE

The house occupies a plot of approximately 0.17 acres, made up of well-established gardens and a tarmac driveway and turning area, leading to a detached double garage.



#### DOUBLE GARAGE

5.1m x 4.4m (16'9" x 14'5")

Up and over door to the front. Personnel door to the side. Electric light and power. Concrete floor. Loft storage.





## GENERAL INFORMATION

Services: Mains water and electricity.  
Private drainage to a sewage treatment plant.

Council Tax: Band: F (North Yorkshire Council).

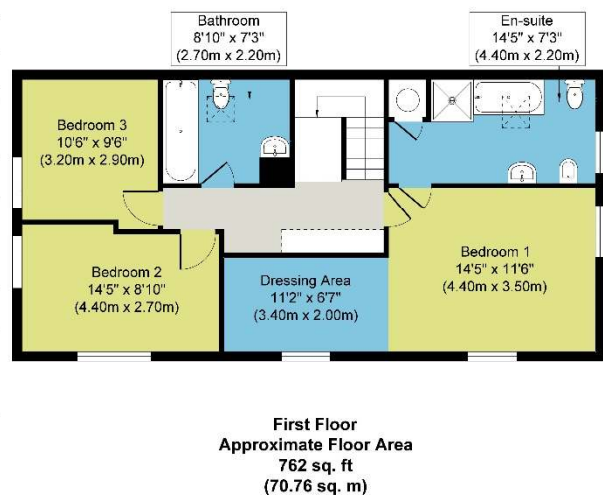
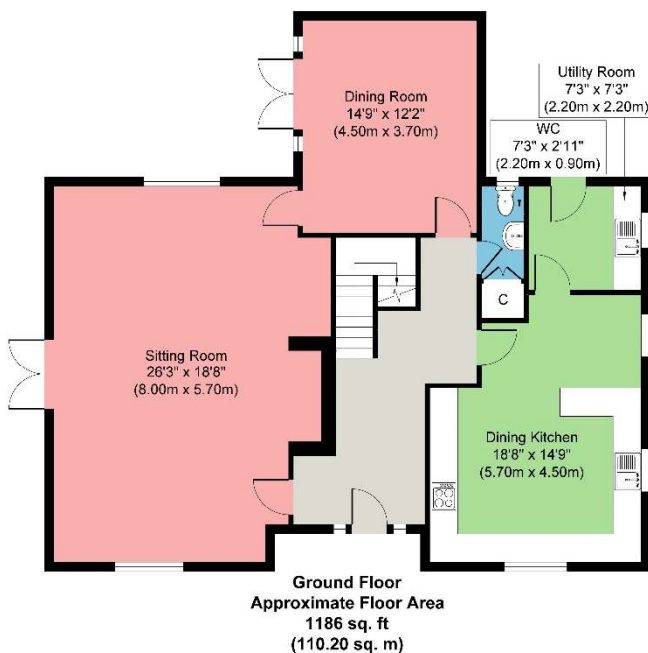
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO60 7JR.

EPC Rating: Current: F32. Potential: D60.

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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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