

## ROSE COTTAGE, WEST END AMPLEFORTH



**A detached, stone-built cottage in need of complete renovation or redevelopment (subject to planning consent), together with gardens & off-street parking, located in a scenic part of this sought-after village.**

Kitchen diner, sitting room, side lobby, utility/store, shower room,  
first floor landing, two bedrooms.

Off-street parking, good-sized gardens, two timber outbuildings.

Pretty views looking along West End.

No onward chain.

**OFFERS IN EXCESS OF £175,000**



Rose Cottage forms a distinctive part of the attractive street scene at the western edge of Ampleforth and offers a new owner considerable potential. Set well back from the village street, this detached cottage, probably a former barn, is constructed of solid stone walls, beneath a clay pantile roof. It has been tenanted by the same family for 70 years and is now in need of complete renovation. It enjoys a quaint charm and a very pretty outlook.

The total accommodation amounts to approximately 795 sq.ft (excluding the loft space at the western end of the cottage). The property is set within the Ampleforth Conservation Area and occupies a total site area of around 0.17 acres (0.07 ha). Externally there are generous garden areas, space to park and two sizeable timber outbuildings, which are in a dilapidated state, but offer a useful footprint.

Ampleforth is one of North Yorkshire's best-loved villages. Nestled into a hillside, it sits within particularly attractive countryside between the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty. The village features an attractive mix of period, stone houses and benefits from a surprising number of amenities including village shop and post office, two good pubs, a coffee shop, Doctor's surgery, a primary school and Ampleforth College. The Georgian market town of Helmsley is only 4 miles away and benefits from a wide range of facilities. The other three Ryedale market towns are all within an easy drive and the City of York is some 19 miles south. Rose Cottage is located on the southern side of West End, easily identified by our 'For Sale' board.



## **ACCOMMODATION**

### **KITCHEN DINER**

4.3m x 3.7m (max) (14'1" x 12'2")

Cast iron wood burning stove. Basic range of units incorporating a stainless steel sink unit. Electric cooker. Staircase to the first floor. Quarry tile floor. Exposed beams. Understairs pantry cupboard. Electric meter and fuse box. Casement windows to the front and rear.



### SITTING ROOM

4.4m x 3.0m (14'5" x 9'10")

Open fire with tiled surround and hearth. Quarry tile floor. Exposed beams. Two casement windows to the side.



### BEDROOM TWO

4.5m x 2.5m (min) (14'9" x 8'2")

Casement window to the rear. Bath. Cupboard housing the hot water cylinder.



### SIDE LOBBY

1.7m x 1.6m (5'7" x 5'3")

### SHOWER ROOM

2.4m x 1.7m (7'10" x 5'7")

White suite comprising shower cubicle, wash basin and low flush WC. Extractor fan.

### UTILITY / STORE

4.1m x 1.7m (13'5" x 5'7")

Access to loft space.

### FIRST FLOOR

#### LANDING

Fitted cupboard.

### BEDROOM ONE

4.5m x 3.0m (14'9" x 9'10")

Wash basin. Casement window to the side.



### OUTSIDE

Vehicular access to Rose Cottage is via a right of way along the track which borders the western boundary, which also serves two other properties. This leads to private driveway/parking area. The gardens lie on three sides of the cottage and are mostly laid to lawn. In part they are enclosed by a stone wall boundary and there is a footbridge which crosses a stream, which forms the eastern boundary. The overall site area is some 0.17 acres (0.07 hectares) and includes two timber outbuildings, which are in a poor state but provide a useful footprint.







## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage.  
**Council Tax:** Band: B (North Yorkshire Council).  
**Tenure:** We understand that the property is Freehold, and that vacant possession will be given upon completion.  
**Post Code:** YO62 4DU.  
**EPC Rating:** Current: G1. Potential: A95.  
**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.

## METHOD OF SALE

The property is offered for sale by private treaty; the selling agent reserves the right to conclude negotiations by any other means.

