

## 1 MAIN STREET ROSEDALE ABBEY



**End of terrace character cottage, located in the heart of this popular and picturesque National Park Village.**

Almost 550 square feet of accommodation.

Living Room – Breakfast Kitchen – rear Hall – Ground floor bathroom

Two double bedrooms

West facing rear garden.

NO ONWARD CHAIN

### **GUIDE PRICE £215,000**



1 Main Street, Rosedale Abbey is an attractive period stone property, situated at the heart of the beautiful village of Rosedale Abbey. The accommodation whilst in need of modernisation has great scope to create a comfortable home, well suited to full time occupation or as a holiday cottage or second home.

In brief the accommodation amounts to 548 square feet in total and comprises; living room with multi-fuel stove, breakfast kitchen room, rear lobby and ground floor bathroom. On the first floor are two double bedrooms.

Outside there is a sheltered, west facing garden, partially lawned with a level area to the far end which would lend itself well to create a pleasant sitting out area.



Rosedale Abbey is a busy rural village and the principal settlement in the Rosedale Valley. The village is an important tourist destination and offers unrivalled opportunities for outdoor recreation within the National Park. Within the village is a bakery and stores, tea room, a public house and renowned glass-blowing workshop run by Gillies Jones. The village has a church and primary school and is ten miles from the market town of Pickering.



## ACCOMMODATION

### ENTRANCE VESTIBULE

Painted timber door. Electric fuses. Painted timber internal door.

### LIVING ROOM

4.30 m(14'1") x 3.30 m(10'10")

Casement window to the front. Multi-fuel stove set within an alcove with stone hearth and carved timber mantel. Fitted fireside shelving. Fitted original cupboards. Television point. Archway open through to;



### KITCHEN

3.55 m (11'8") x 2.17 m (7'1")

Stainless steel sink unit set into a base unit with adjoining fitted worktop. Electric cooker point. Open tread stairs to the first floor. Window to the rear. Electric night storage heater.





#### REAR HALLWAY

Half glazed door out to the rear. Walk in larder cupboard with fitted shelving and power point. Window to the side.

#### BATHROOM

2.58 m (8'6") x 2.20 m (7'3")

Bath with shower overhead. Low flush WC. Wash hand Basin. Solid timber, triple glazed window to the rear. Heated ladder towel rail. Electric night storage heater. Airing cupboard housing hot water cylinder. Extractor fan.



#### OUTSIDE

Immediately behind the cottage is a west facing garden with a hard paved seating area giving way to a lawned garden edged by a well stocked herbaceous border. To the far end is a level area which offers scope to create a further seating area, or more formal garden. There is access around to the street via a wrought iron hand gate to the side.

Off street parking can be found almost immediately opposite the cottage within the village car park.

#### FIRST FLOOR

##### BEDROOM ONE

3.36 m (11'0") x 3.00 m (9'10")

Casement window to the front. Loft inspection hatch.

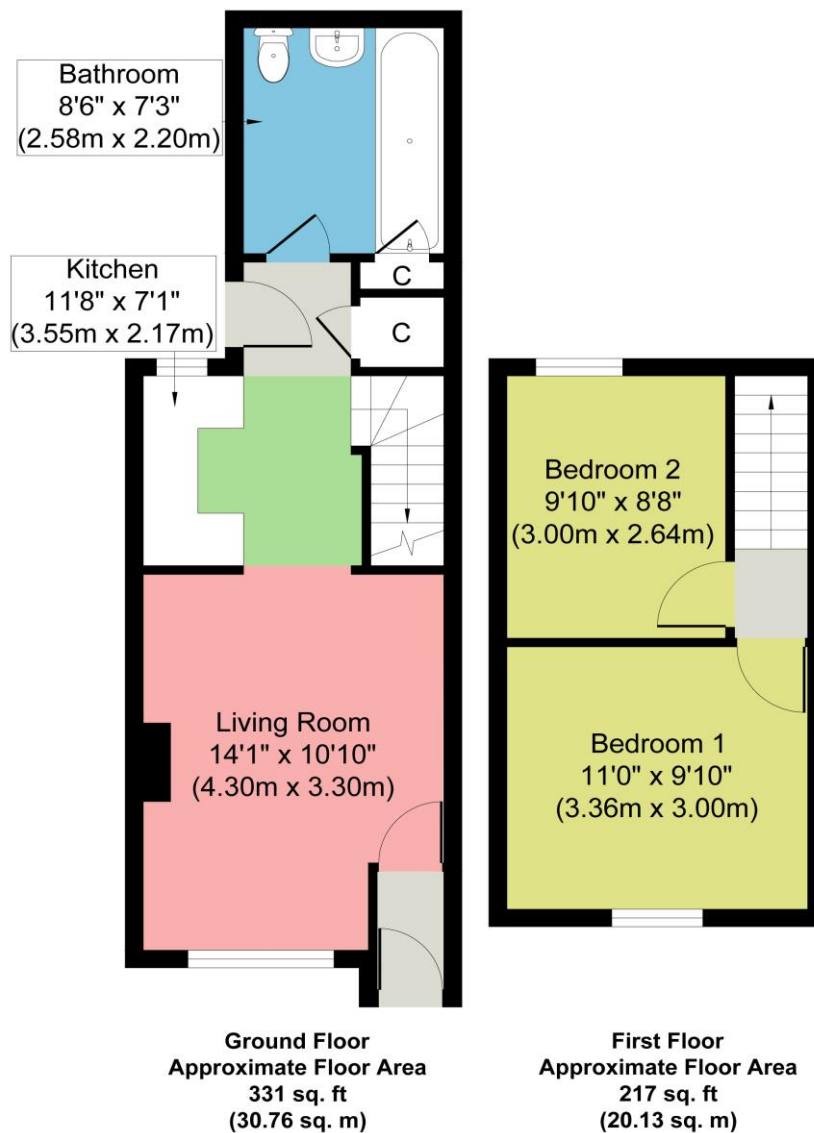


##### BEDROOM TWO

3.00 m (9'10") x 2.64 m (8'8")

Casement window to the rear.





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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## **GENERAL INFORMATION**

**Services:** Mains water, electricity and drainage. Electric central heating.

**Council Tax:** Band: B (Ryedale District Council).

**Tenure:** Freehold with vacant possession on completion.

**Post Code:** YO18 8RA

**Viewing:** Strictly by appointment through the Agent's office in Pickering.

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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