

## ST ANTON, HIGH STREET NAWTON



**Classic country cottage with a good range of accommodation quietly located within Nawton village.**

1,227 square feet of accommodation in need of some gentle updating:

Entrance Hall – Sitting Room – Living Room - Dining Kitchen – Utility – Cloakroom

Up to two Bedrooms – House Bathroom

Courtyard area and private lawned garden with an attractive open view – Stone barn/workshop.

**NO ONWARD CHAIN**

### OFFERS IN EXCESS £250,000

## **DOUBLE FRONTED STONE AND PANTILE COTTAGE WITH STONE BARN AND ATTRACTIVE GROUNDS, LOCATED WITHIN THIS ACCESSIBLE VILLAGE**

St Anton is an appealing double fronted character cottage quietly situated towards the top of the High Street and providing 1,227 square feet of space, with an adaptable layout and plenty of scope for improvement.

Situated at the end of a terrace of pretty period cottages, St Anton has modern gas fired central heating, uPVC double glazing throughout and has been generally well cared for and would now benefit from some gentle cosmetic updating, but offers plenty of potential to create a cosy and comfortable home.

In brief the accommodation amounts to; entrance hall, pair of front facing reception rooms, dining kitchen to the rear with adjoining utility and a cloakroom. Upstairs are up to two double bedrooms and the house bathroom.

Outside is a sheltered courtyard area with a detached stone barn/workshop and adjoining log store. Beyond is a sheltered and private lawned garden, with a pleasant outlook over fields to the west and north.



Nawton is a thriving village lying on the A170 Thirsk to Scarborough road and is approximately three miles from the sought after Market town of Helmsley. The village is particularly well-served with amenities, such as a pub, primary school, well regarded secondary school, Indian restaurant and recreation ground and the village is on a good bus route.

## **ACCOMMODATION COMPRISES**

### **ENTRANCE HALL**

Half glazed UPVC front door. Radiator. Beamed ceiling. Electric fuses and consumer unit. Stairs to the first floor.

### **LIVING ROOM**

5.20 m (17'1") x 2.23 m (7'8")

Double glazed window to the front. Radiator. Exposed beam. Feature alcove.



### **SITTING ROOM**

4.98 m (16'4") x 2.72 m (8'11")

Stone fireplace with slate hearth housing a cast-iron multifuel stove. Radiator. Television point. Telephone point. Arched alcove. Beamed ceiling. Double glazed casement window to the front.



### DINING KITCHEN

5.80 m (19'0") x 2.66 m (8'9")

Range of matching base and wall units, incorporating a stainless steel sink unit. Electric cooker point. Plumbing for a washing machine and dishwasher. Radiator. Extractor fan. Logic ideal gas fired central heating boiler to the wall. Fitted pantry cupboard. Dual aspect room with windows to both sides. Door out to the rear porch.



### UTILITY ROOM/PANTRY

2.96 m (9'9") x 2.40 m (7'10")

Casement window to the rear. Radiator. Fitted countertop. Original fitted cupboard.

### REAR HALL

Outside door to the porch

### CLOAKROOM

1.52 m (5'0") x 1.15 m (3'9")

Low flush WC. Pedestal wash hand basin. Casement window to the rear.

### FIRST FLOOR

#### OCCASIONAL BEDROOM ONE

5.00 m (16'5") x 3.16 m (10'4")

Casement window to the front. Radiator. Through to the inner landing.



#### BEDROOM TWO

3.64 m (11'11") x 2.55 m (8'4")

Casement window to the front. Radiator

#### BATHROOM

2.53 m (8'4") x 2.43 m (8'0")

Bath with shower overhead and tiled surround. Low flush WC. Pedestal wash hand basin. Electric light and shaver point. Radiator. Casement window to the rear.



### OUTSIDE

To the rear is a sheltered courtyard yard area leading up to the detached stone barn with log store behind.

STONE BARN - 4.60 m x 3.68 m

LOG STORE - 3.74 m x 1.55 m

Behind is a lovely sheltered garden with an attractive view over the countryside to the north and west. Largely lawned with a paved seating area.



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, gas, electricity and drainage.  
**Council Tax:** Band D (Ryedale District Council).  
**Tenure:** Freehold with vacant possession upon completion.  
**Post Code:** YO62 7TT  
**Please Note:** A right of way extends from the rear of the garden and across the adjoining land around to High Street.

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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