

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



SOUTERS COTTAGE, BROOKSIDE, HOVINGHAM, YORK, YO62 4LG

**A delightful and beautifully renovated Grade II Listed Cottage
with a pretty cottage garden and private parking**

Entrance Hall

Sitting Room

Kitchen/Diner

Rear Hall

Cloakroom

2 Double Bedrooms

Shower Room

En Suite Bathroom

Oil Fired Central Heating

GUIDE PRICE £460,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Souters Cottage is a traditional Yorkshire cottage which has been beautifully renovated and updated to provide spacious 2 bedroom accommodation arranged over 3 floors. This Grade II Listed stone and pantile cottage retains many traditional and original features including the beamed ceiling in the sitting room, stripped pine doors and shutters, sash windows and the basket grate fireplace in the master bedroom. The kitchen/dining room has attractive Shaker style base cupboards, a modern range dual fuel cooker, a fitted dishwasher and a lovely view from the kitchen sink up the garden. Bathroom and shower room fittings are stylish and modern and serve both double bedrooms.

From the pretty and well stocked private garden a small handgate leads to private gravelled parking area. Souters Cottage is situated along Brookside and well off the main street in Hovingham overlooking the beck.

The village of Hovingham lies within the Howardian Hills Area of Outstanding Natural Beauty on the Malton to Helmsley road approximately 8 miles from Malton and 8 miles from Helmsley. The village has an excellent shop well stocked with everyday items and more, bakery & tea room, doctors surgery, The Worsley Arms hotel and Restaurant Myse. Hovingham has an exceedingly popular and successful Market on the first Saturday of each month. From the village there are lovely walks in the surrounding countryside and the Howardian Hills.

The village lies in beautiful countryside at the western end of the Vale of Pickering, but is within reach of the City of York, some 20 miles to the south. York offers excellent amenities and facilities including a main line railway station with regular connections to London.

General Information

Services: Mains water and electricity are connected. Oil fired heating. Connection to mains drainage

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Council Tax: We are informed that the property lies in band 'D'

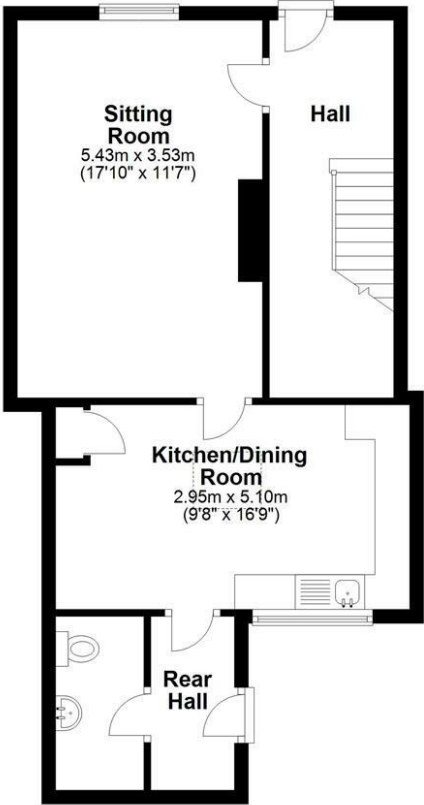
Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead 26 Market Place, Kirkbymoorside, YO62 6DA. Tel: 01751 430034



Accommodation

Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



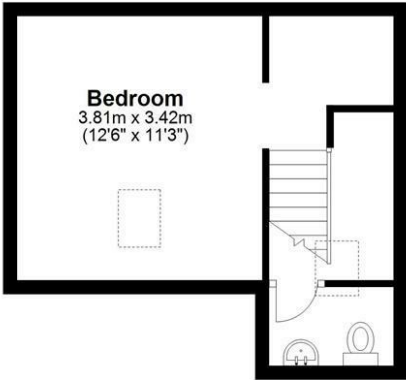
First Floor

Approx. 29.5 sq. metres (317.1 sq. feet)

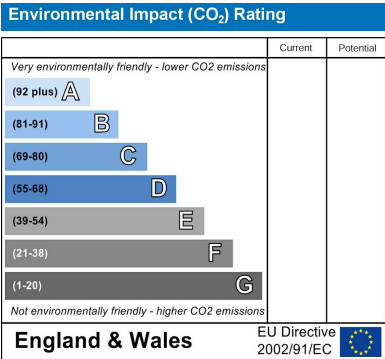
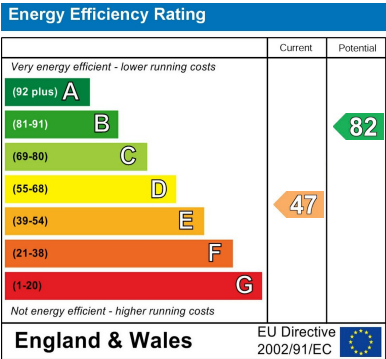


Second Floor

Approx. 22.8 sq. metres (245.2 sq. feet)



Total area: approx. 103.9 sq. metres (1118.4 sq. feet)
Souters Cottage, Hovingham





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD