

ROUNTHWAITE & WOODHEAD

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



YEOMANS CROFT, MAIN STREET, GILLAMOOR, YO62 7HX

**A characterful property requiring refurbishment in a quiet village setting
plus an adjoining barn with potential to make a studio/workshop**

Kitchen

Dining Room

Sitting Room

2 Double Bedrooms

Bathroom

Stone Barn

Small Garden

Vacant Possession

EPC Rating G

PRICE GUIDE: £180,000

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

Gillamoor is a quiet, village situated approximately 3 miles north of Kirkbymoorside on the southern fringe of the North York Moors National Park. There is a reputable infant school in the village, a church and village pub and the usual market town facilities are available in Kirkbymoorside, Helmsley and Pickering which are all within easy travelling distance. "Surprise View" at the northern end of the village affords some of the most spectacular views across the Moors.

Yeomans Croft comprises a quirky, two storey stone and pantile cottage tucked away off the main village street with a long strip of garden in front that runs the full length of the property, together with an adjoining stone barn. From the barn, the previous owner of the cottage ran a 'library/book swap' service for residents in the village (hence the name Barn Books) and with some repair and restoration this would make a great space for anyone wanting a workshop, studio or ancillary accommodation.

The cottage itself is also ready for refurbishment too, although there is a modern electric heating system and the double glazed windows were replaced approx. 12 years ago. All the rooms are of good proportions and the sitting room has an open fire. With two double bedrooms on the first floor plus a bathroom, the cottage has all the makings of a comfortable home and is a blank canvas for those specifically looking for a project.

General Information

Services: Mains water and electricity are connected. Connection to mains drains. Electric heating.

Council Tax: North Yorkshire Council. The property falls in Band D.

EPC Rating: The property is rated G.

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

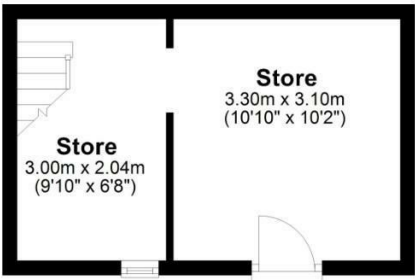
Viewing Arrangements: By appointment through the Agents Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 Email: enquiries@rwestateagents.co.uk



Accommodation

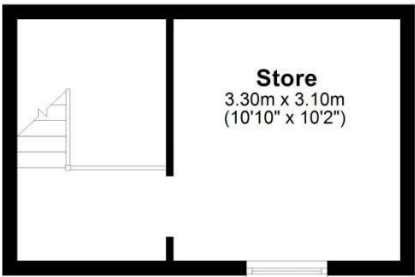
Ground Floor

Approx. 17.3 sq. metres (186.0 sq. feet)



First Floor

Approx. 17.3 sq. metres (186.0 sq. feet)

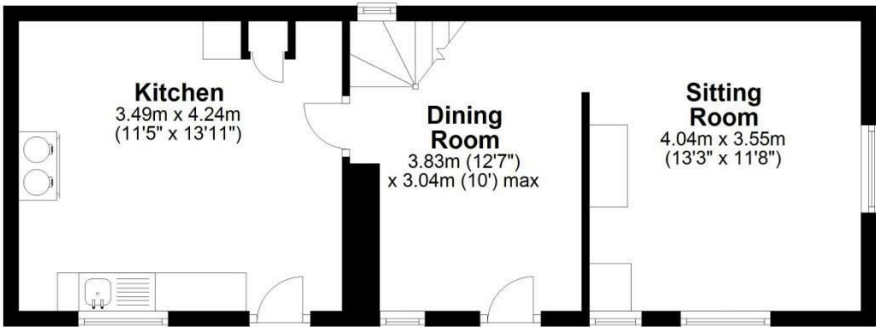


Total area: approx. 34.6 sq. metres (372.0 sq. feet)

The Barn, Yeomans Croft

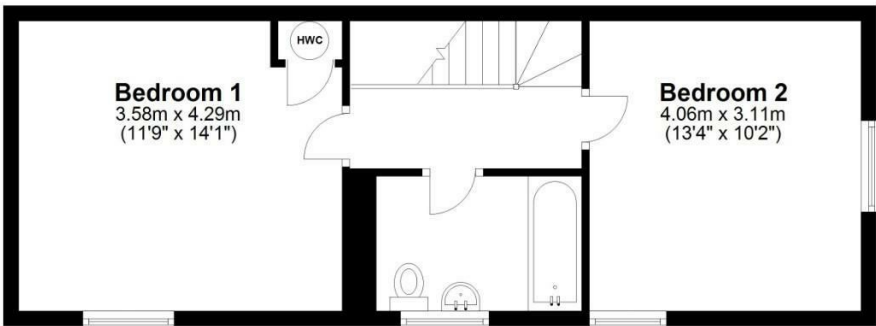
Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



First Floor

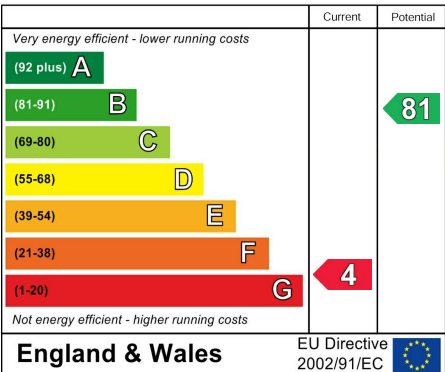
Approx. 41.9 sq. metres (451.2 sq. feet)



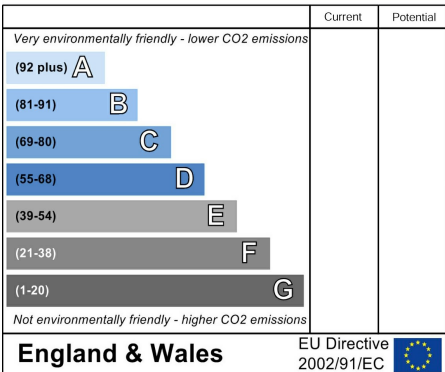
Total area: approx. 82.0 sq. metres (882.6 sq. feet)

Yeomans Croft, Gillamoor

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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