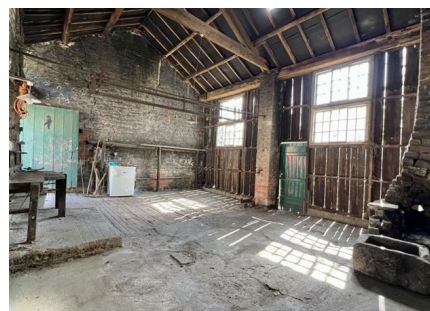


ROUNTHWAITE & WOODHEAD

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



THE OLD FORGE, THE GREEN, NAWTON, YO62 7SW

**A pretty double fronted detached cottage with a vast workshop (formerly the village forge)
plenty of parking and a cottage garden**

Sitting Room

Dining Room

Kitchen

Utility Room

Pantry

Bathroom

3 Bedrooms

Workshop

Parking

Part Double Glazing

Gas Central Heating

EPC Rating: D

PRICE GUIDE: £275,000

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

Nestled in the heart of the village lies The Old Forge, a pretty double fronted stone cottage with an attractive walled garden in front, together with good size yard providing parking for several vehicles PLUS the old forge itself, a vast workshop that adjoins the cottage where the welding, hammering and shaping of metal went on for years. In fact generations of the same family have operated an ironmongery business here for over 150 years and for the first time during that period, the freehold premises are offered for sale with vacant possession.

The property itself requires modernising and for someone with the right design ideas and imagination (and the right budget) there is huge scope to redevelop the cottage and the forge. That said there is part double glazing and gas central heating throughout, so in essence the cottage could be moved into straight away while the refurbishment works rumbled away over a period of time.

Nawton lies along the A170 Thirsk to Scarborough road, virtually midway between the Market towns of Helmsley and Kirkbymoorside. Here, there is a nice village community with a public house, a takeaway and close at hand is the award winning Beadlam Grange Farm shop, located approx 1 mile to the west, with a first class butchers counter and all your everyday products like milk, vegetables, cheese, bread, newspapers etc. Nawton is just outside the National Park and has two excellent schools, namely Nawton County Primary and Ryedale Secondary School.

General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

Council Tax: We are informed by Ryedale District Council that the property falls in band D.

EPC Rating: D

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

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



Accommodation

Ground Floor

Approx. 84.4 sq. metres (908.0 sq. feet)




First Floor

Approx. 50.5 sq. metres (543.9 sq. feet)



Total area: approx. 134.9 sq. metres (1452.0 sq. feet)

The Old Forge, Nawton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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

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