

ROUNTHWAITE & WOODHEAD

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



14, HIGH MARKET PLACE, KIRKBYMOORSIDE, YO62 6AX

**A Grade II Listed, late 17th Century detached cottage requiring refurbishment
with an array of stone barns in a courtyard style setting**

Entrance Hall

Dining Room

Sitting Room

Kitchen

3 Bedrooms

Bathroom

Utility Room

Gas Central Heating

EPC Rating D

Off Street Parking

Extensive Range of Outbuildings

Walled Garden

GUIDE PRICE £438,000

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

A rare opportunity to acquire a detached, late 17th Century Grade II Listed cruck frame cottage together with a series of traditional stone barns arranged around a courtyard setting, plus a lovely walled gardenall within a stones throw of the Market Place where the town's excellent amenities are virtually on the doorstep!

14 High Market Place, a pretty double fronted stone and pantile cottage requiring refurbishment with an age old wisteria garnishing the front elevation. Having two reception rooms and three good size bedrooms the cottage displays all the characteristics one would expect to find in a property of this period including Yorkshire sliding sash windows, exposed beams, window seats and a whole lot more. Heating is via a mains gas boiler in the kitchen, there is a wood burning stove in the sitting room and mains gas stove in the dining room.

The inviting atmosphere of the outside space is quite remarkable and more reminiscent of an elegant French courtyard than that of a former working, Yorkshire farm. The extensive range of outbuildings also require repair and will no doubt appeal to someone needing significant workshop space or those looking for a re-development project, subject of course to the necessary planning consents.

The enclosed nature of the courtyard makes this a very private space, yet readily accessible for the facilities of the town. Likewise the garden is beautifully private and whilst currently a little overgrown includes a vegetable plot, small pond, cut flower garden and box hedging. Vehicular access along the side ginnel leads to off street parking at the rear.

General Information

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

Council Tax: We are informed by Ryedale District Council that this property falls in band E.

Tenure: We are advised by the Vendors 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, York, YO62 6DA. Tel: 01751 430034

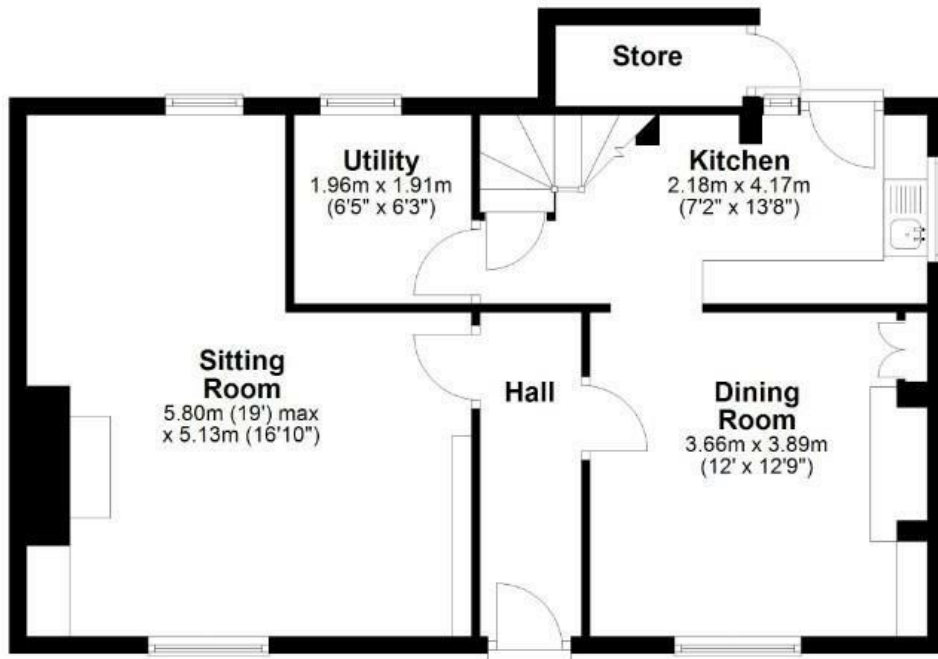
Kirkbymoorside lies along the A170 Thirsk to Scarborough road giving easy access to the other neighbouring towns of Helmsley, Pickering and to the east coast. The city of York can be reached in under an hour. Kirkbymoorside is a popular market town offering a good range of shops, a Wednesday street market and plenty of amenities including junior school, doctors surgery, post office, chemist, nice eateries and an 18 hole golf course. The splendour of the North York Moors National Park is within a five minute car journey.



Accommodation

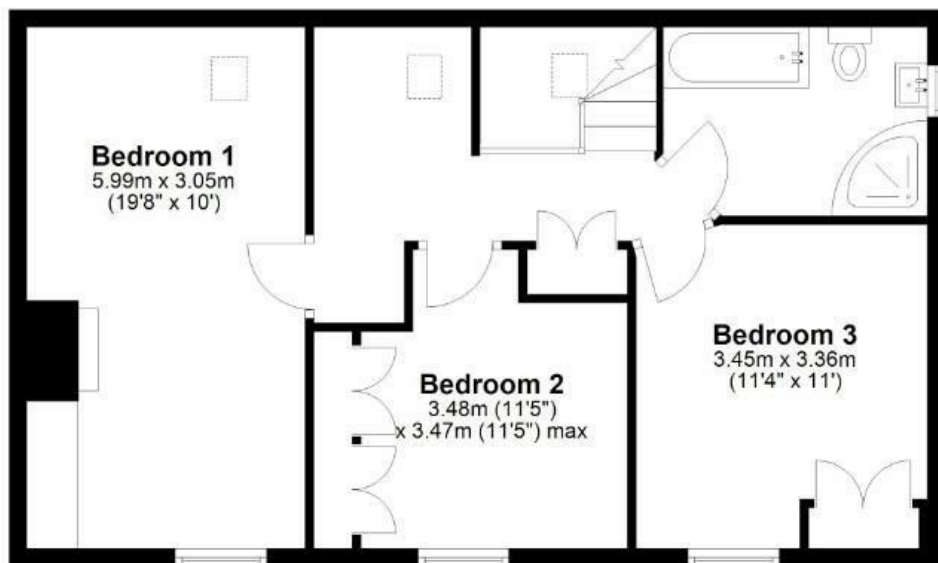
Ground Floor

Approx. 64.5 sq. metres (694.2 sq. feet)



First Floor

Approx. 62.6 sq. metres (673.6 sq. feet)



Total area: approx. 127.1 sq. metres (1367.9 sq. feet)

14 High Market Place, Kirkbymoorside

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	87
(81-91) B		
(69-80) C		
(55-68) D		
(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
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