

ROUNTHWAITE & WOODHEAD

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



RIGG COTTAGE, GREEN LANE, FARNDALE, YO62 7UZ

**A detached character cottage with far reaching views
in the heart of the North York Moors National Park**

Kitchen/Dining Room

Sitting Room

Hall

Ground Floor Bedroom

Shower Room

Study

First Floor Bedroom

Bathroom

Loft Storage

Detached Garage + Parking

Lovely Cottage Garden

Terrific Views

GUIDE PRICE £450,000

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

Feeling the urge to 'escape to the country' ? Perhaps Rigg Cottage might tempt you; a splendid detached cottage nestled in the heart of the North York Moors National Park in beautiful Farndale enjoying spectacular views from every window. Farndale is a nature reserve where, each Spring, its glorious daffodils put on one of nature's most beautiful shows. Just down the lane from the cottage there is a local village shop at Low Mill and the market towns of Kirkbymoorside and Helmsley that offer good facilities can be reached in under 20 minutes.

Rigg Cottage started life as a modest one up/one down property with a central fold yard separating the cottage from an adjacent cow byre. The two are now linked by way of a spacious central hall and bathroom with the byre converted into a small study and ground floor bedroom. During the passage of time the lovely farmhouse kitchen has been extended to create a dining area at one end, with a vaulted ceiling and views in every direction. The sitting room too, benefits from a superb outlook across the garden and surrounding landscape.

Alongside the modern comforts of oil fired central heating, double glazing and a wood burning stove in the sitting room there are more traditional features including beamed ceilings, latch doors, window seats as well as a good old fashioned pantry!

Outside, the garden and parking area are neatly contained within dry stone walls and mature hedging. There is a detached garage with sufficient parking in front and to the side. The garden is predominantly lawned with flower borders and a small octagonal summer house.

General Information

Services: Mains water, electricity are connected. Oil fired central heating. Septic tank drainage.

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

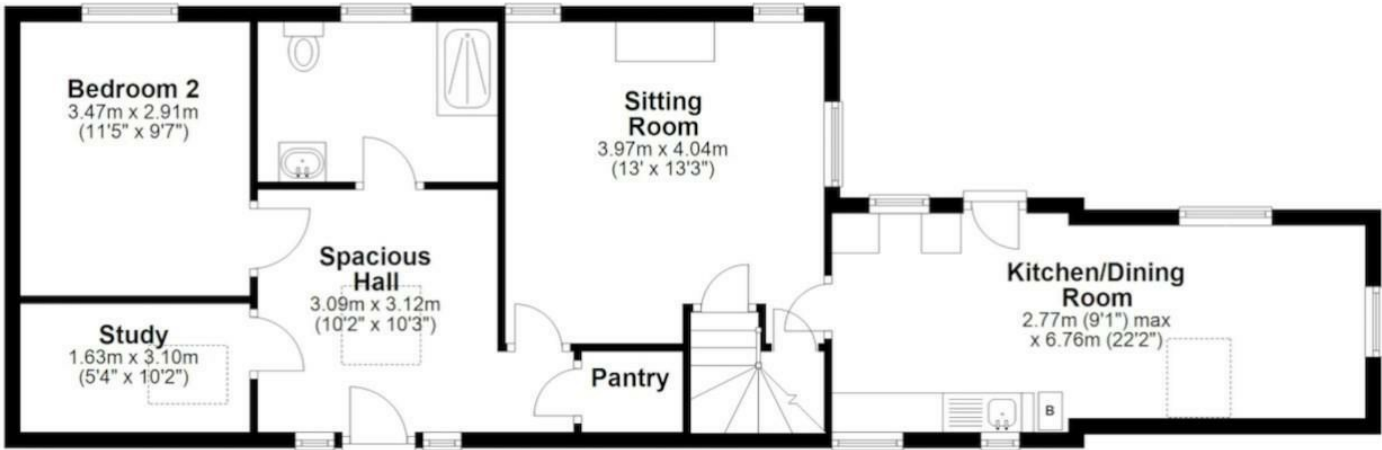
Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034.



Accommodation

Ground Floor

Approx. 70.8 sq. metres (761.7 sq. feet)

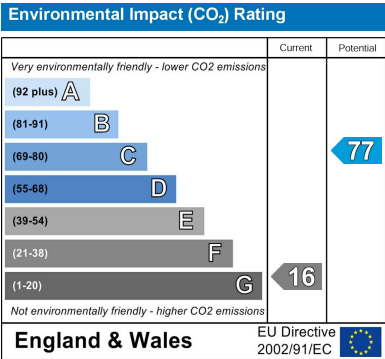
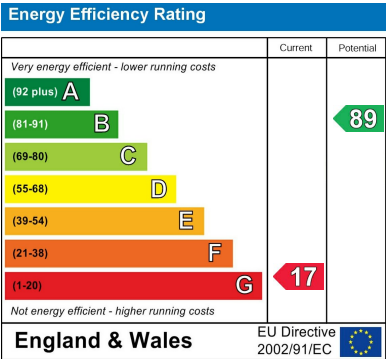


First Floor

Approx. 27.1 sq. metres (291.5 sq. feet)



Total area: approx. 97.8 sq. metres (1053.1 sq. feet)
Riaq Cottage, Farndale





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

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