

ROUNTHWAITE & WOODHEAD

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WEATHERVANE COTTAGE, LEVISHAM, NR PICKERING, YO18 7NL

**A semi detached stone cottage overlooking the Green
in this sought after moorland village**

Entrance

Utility/Boot Room

Sitting Room

Kitchen/Diner

3 Bedrooms

2 Bathrooms

Private Off Road Parking

Courtyard Style Garden

EPC Rating E

GUIDE PRICE £285,000

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

The pretty village of Levisham lies within the North York Moors National Park and is surrounded by the beautiful scenery of the Moors, farmland, woodland and steep valleys. It is a prime location for those with a passion for the outdoors. It has a welcoming community with the wide village greens, the Horseshoe Inn standing proudly at the top of the village and the church of St. John The Baptist. The closest market town is Pickering some 7 miles to the south where a wide range of local amenities, schools etc are on hand. The North York Moors steam train stops at Levisham Station in the bottom of the valley on its journey between Pickering and Whitby.

This traditional stone and pantile property, known as Weathervane Cottage, has been used as a holiday home in the past but more recently a full time family residence. It comes with a comfortable sitting room with the ever important wood burning stove, a light and bright kitchen/diner, a ground floor double bedroom with en suite bathroom plus a sizeable utility/boot room which came as a later extension with french doors opening to the courtyard. This room could be put to better use as a study, hobbies room or even as a second sitting room.

On the first floor there are two further bedrooms, both large enough to accommodate a double or king size bed plus a bathroom.

The clearly defined courtyard is neatly contained within stone wall boundaries and provides space for a log store, bin store, outdoor garden furniture, planted pots etc. Three neighbouring properties share the drive that leads off the village street and each have their own allocated parking spaces. Weathervane Cottage has sufficient parking for at least 2 vehicles.

General Information

Services: Mains water and electricity are connected. Electric heating. Drainage to septic tank.

Council Tax: We are informed by North Yorkshire Council that this property falls in Band D

EPC Rating: E

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.

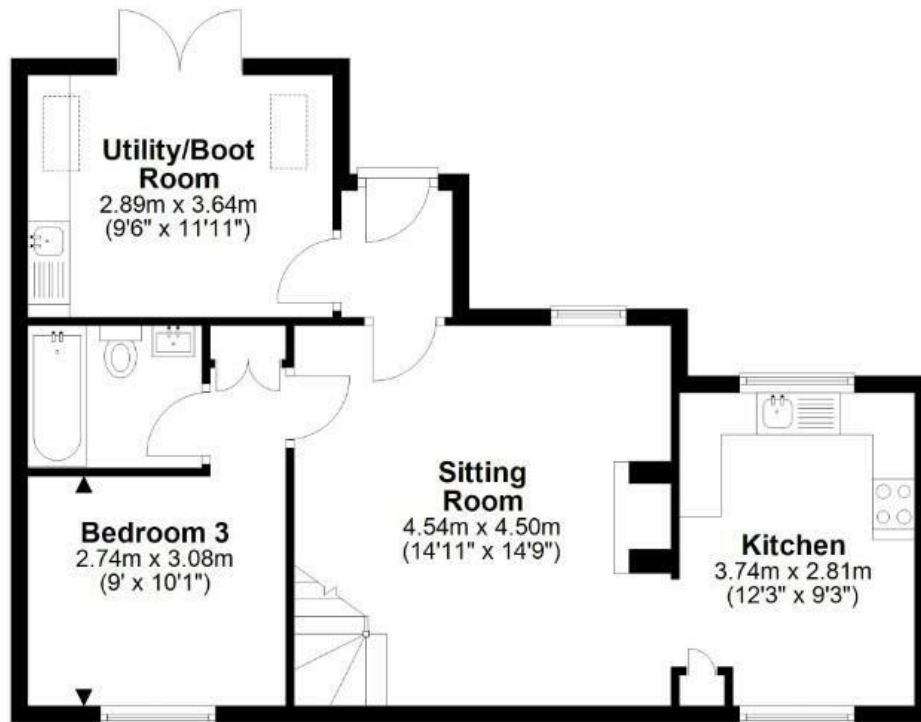
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034.



Accommodation

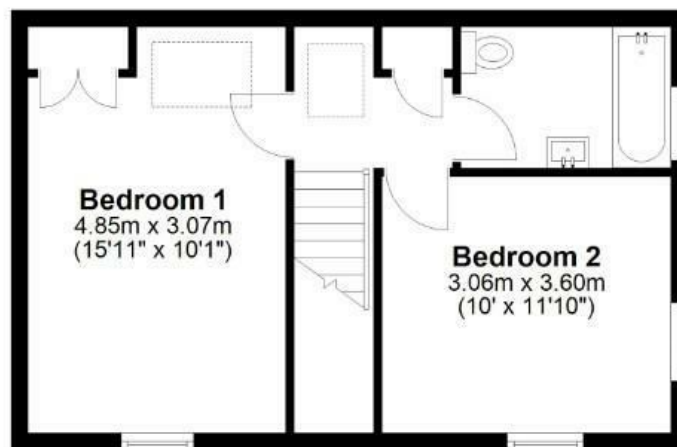
Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



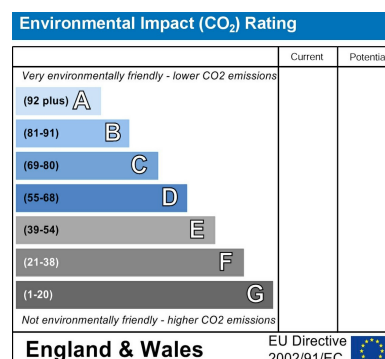
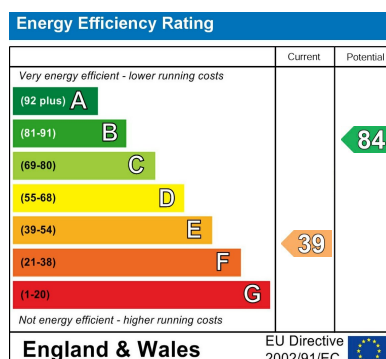
First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 96.1 sq. metres (1034.6 sq. feet)

Weathervane Cottage, Levisham





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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