

Blenkin

& Co

CHARTERED SURVEYORS



DROVERS COTTAGE · AMPLEFORTH · YORK

Drovers Cottage is a modern village house that is part of a small development of five cottages built in the 1990s of stone with pantile roofs. Elevated and facing south across the valley, the house brings with it the huge advantage of off-street parking and a single garage. It is offered with no onward chain.

- Modern terraced village house
- Accommodation arranged over two floors totalling nearly 1150 sq ft
- New kitchen and carpets throughout
- Small garden to the front and courtyard garden to the rear
- Off street parking
- Single garage
- Located in the heart of the popular village of Ampleforth
- Conservation village in the midst of superb countryside
- Vacant – no forward chain

Drovers Cottage is constructed of stone with a pantile roof, built in the vernacular style. It has recently been updated with new fixtures and fittings in the kitchen and bathrooms, and has been decorated throughout. The modern fitted kitchen includes base and wall units, a south-facing window above the sink and integrated appliances including a hob, oven, fridge and washing machine. The 16 ft x 14 ft sitting room has an electric fire housed in a fireplace with a traditional timber surround and sliding doors the open onto the conservatory. The conservatory connects to the courtyard garden through double doors. The three bedrooms are all doubles. The 14ft principal bedroom suite is double aspect, has a walk-in wardrobe and a smart new shower room. The house bathroom, also newly fitted, includes a bath tub with shower over and heated towel rail.

### Outside

The front garden is laid to lawn and walled to two sides. Stone steps ascend to the raised terrace and traditional panelled front door. At the rear of the house is an enclosed courtyard garden built on two levels; there is a border planted with shrubs and the whole is bounded by a combination of low wall, fencing and well-established hedging. Steps ascend to the upper level which is framed on one side by wrought-iron railings. A garden gate gives access to the parking area.

A central arch within the row of terraced houses gives vehicular access to a private, gravelled, off-street parking area. Drovers Cottage has an allocated, parking space for a single car along with a single, secure garage. The garage is built of stone with a pantile roof, has power, light and an up-and-over door.

### Environ

Ampleforth enjoys busy community life and is well served with a choice of pubs, doctors' surgery, village store, churches and a bus service. It is home to the eponymous co-educational public school, and also has Church of England and Catholic primary schools. The thriving market town of Helmsley is close by and the beautiful countryside of the North York Moors National Park lies over the road. Within a half-hour drive is Thirsk railway station with its mainline service and the historic City of York lies some forty minutes' drive to the south.





## DROVERS COTTAGE

East End, Ampleforth, York, North  
Yorkshire, YO62 4DB

*Helmsley 4 miles · Malton 14 miles · Easingwold  
9 miles · Thirsk 12 miles · York 19 miles · Leeds  
55 miles*

**Appealing modern stone house  
with garden, garage and parking**

Hallway · wc · kitchen · sitting room ·  
conservatory

3 double bedrooms · 2 bathrooms (1 en  
suite)

Courtyard garden · single garage ·  
parking space

**For Sale Freehold**

**Tenure:** Freehold

**EPC Rating:** D

**Services & Systems:** Mains electricity, water and drainage. Electric storage heaters.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Local Authority:** Ryedale District Council  
01653 600666

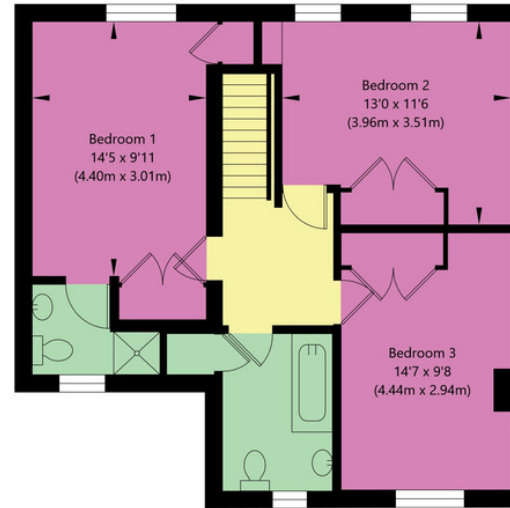
**Directions:** 50 yards up the hill from the junction at Old Station Road and The White Swan.

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

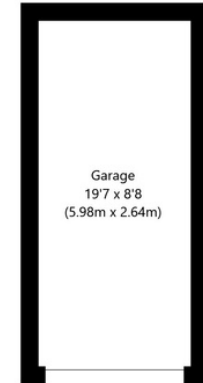
## Drovers Cottage, East End, Ampleforth, YO62 4DB



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 495 SQ FT / 46.02 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 651 SQ FT / 60.48 SQ M



### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1146 SQ FT / 106.5 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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City

Country

Coast