Blenkin & Co

ESTABLISHED 1992

ROSE COTTAGE • FRYTON • NORTH YORKSHIRE

Blenkin & Co
ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

ROSE COTTAGE

Fyton, Slingsby, Malton, North Yorkshire YO62 4AT

Slingsby 1 mile • Hovingham 1 miles
Malton 6 miles • Helmsley 9 miles
York 18 miles

Delightful period cottage in an unspoiled hamlet tucked between Malton and Helmsley refurbished to a very high standard and located within a parkland setting close to York.

Entrance hall • sitting room • kitchen/dining/living room • utility/laundry room • shower room • inner staircase hall • 2 bedrooms • house bathroom • loft

Landscaped garden

For Sale Freehold

Rose Cottage, formerly a Victorian farmworkers' cottage belonging to Castle Howard, has been stylishly updated and extended at the rear to create a superb open plan kitchen/dining/living room with French doors connecting to the garden. It lies in the heart of Fryton, a tranquil hamlet with good accessibility, midway between Hovingham and Slingsby and within easy reach of Malton. Rose Cottage is immaculately presented and offered as a turn-key property.

- Mid-terrace cottage circa 1890, fully updated
- Over 1100 sq ft of accommodation arranged over two floors
- Contemporary living with an open plan kitchen/dining/living room
- 2 bedrooms, 2 bathrooms including a ground floor shower room
- Landscaped garden, very private, with an outlook across open countryside
- Protected view across pastures to the castle and church tower at Slingsby
- Ideal home, bolt hole or holiday let
- Rural hamlet convenient for Malton and Helmsley

Rose Cottage is beautifully appointed throughout and has recently been decorated using Farrow & Ball paint. During the current tenure, a Firewren wood-burning stove has been installed in the sitting room, Hovingham Interiors have fitted the bedroom furniture and Herdwick Wool carpets have been laid on the staircase and first floor. There are good storage options, and the loft provides further potential to expand upwards. This cottage has well designed accommodation that includes a sitting room, two bedrooms, two bathrooms and a large, fitted utility/laundry room with a butler sink and pantry component. The showpiece is a superb 24 ft kitchen/dining/living room, a contemporary living space with French doors opening onto the garden and country views extending beyond as far as the eye can see. There is an engineered wood floor, a large roof lantern, banquette seating with storage and ample space for dining and living areas. The modern fitted kitchen includes multiple base units, integrated appliances, timber worktops and a double sink. At the front of the house, the sitting room is elegantly proportioned with a wood-burning stove and window seat. Upstairs is the principal bedroom with fitted wardrobes and shelving, and a west facing aspect. The second bedroom fits a small double and enjoys wonderful country views. Both are served by a house bathroom on the first floor and a shower room on the ground floor.

Outside

At the rear is a pretty paved terrace providing ample space for sitting out. Steps ascend to an area of lawn enclosed by a timber fence adorned on the west with cordon fruit trees and an espalier providing varieties of apple. On both sides are abundantly planted herbaceous borders. At the rear, parkland railings give a wonderful open aspect over green pastures to the castle and church tower at the neighbouring village; this is a protected view. At the front is a pretty flower bed and climbing rose with parking on the village lane.

Environs

Fryton is a peaceful no-through rural hamlet on the edge of the Howardian Hills; its winding country lane terminates where countryside begins. It numbers seventeen properties including two working arable farms, mostly stone-built of vernacular architecture, and is well known for its strong community. There are superb dog walks from the door, including along the line of the disused Thirsk & Malton railway, with the thriving pub at Slingsby easily reachable on foot. From the village are glorious views east across open countryside to the romantic ruins of the Jacobean Manor House known as Slingsby Castle and the church. Nearby Hovingham has a bakery, store, the Worsley Arms hotel, a fine dining restaurant, GP surgery, village hall, monthly artisan market and sports clubs. The Georgian market town of Malton, with its railway station connecting to York, is just ten minutes' drive away, and the Howardian Hills, Moors and coast are all within easy reach.

Tenure: Freehold

EPC Rating: D

Services & Systems: Mains electricity and water, private drainage. Oil central heating.

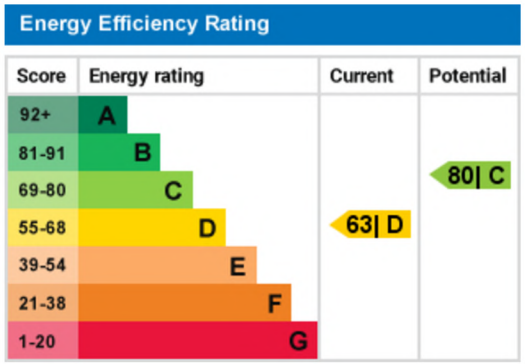
Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

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.

Local Authority: North Yorkshire Council
www.northyorks.gov.uk

Directions: Head into the hamlet ('Fryton Only' sign) and follow the winding lane. The property can be found on the right hand side opposite the village noticeboard and bench with mosaic underfoot ///plant.dots.charts



Rose Cottage, Fryton, YO62 4AT

Gross Internal Area: 103.3 m² ... 1112 ft²

All measurements are approximated for display purposes only
and should be independently verified
Copyright © 2024 Matt Hillier Photographer
www.matthillier.co.uk

First Floor
Gross Internal Area: 34.7 m² ... 373 ft²

Ground Floor
Gross Internal Area: 68.6 m² ... 738 ft²

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co no its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters musts be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars: April 2024

City Country Coast