

ROSE COTTAGE

Main Street, Claxton, York YO60 7SD



ROSE COTTAGE

Charming detached period cottage, fully renovated, with a delightful walled garden

*Stamford Bridge 3 miles • York city centre 7 miles
Malton 11 miles • Leeds 31 miles*

Entrance porch • staircase hall • cloakroom/wc • 2 reception rooms • open plan kitchen/utility/dining room

Principal bedroom suite with bathroom • 3 further double bedrooms • house bathroom

Traditional outbuildings

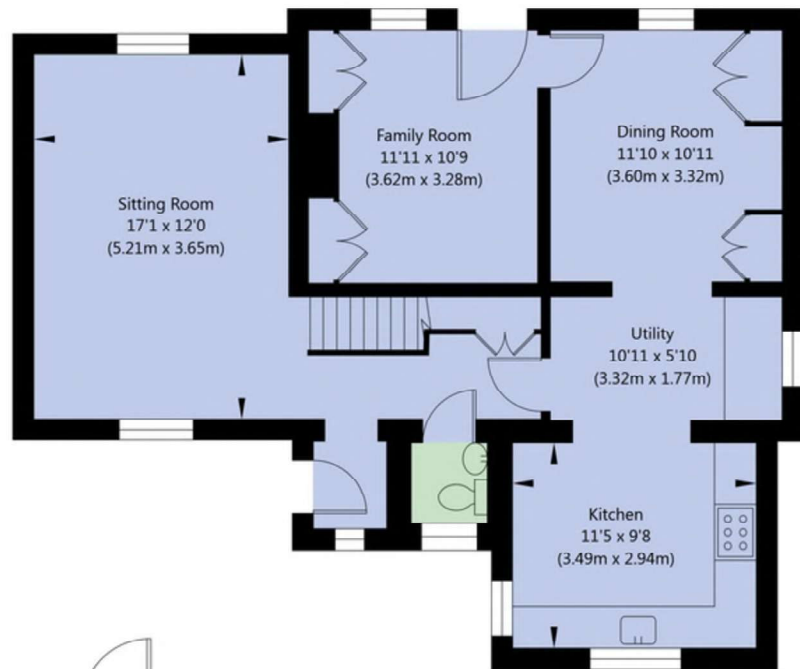
Landscaped front and rear gardens • secure electric gated parking

For Sale Freehold



ESTABLISHED 1992

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



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 796 SQ FT / 73.96 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 747 SQ FT / 69.41 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Rose Cottage, Claxton, YO60 7SD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1543 SQ FT / 143.37 SQ M - (Excluding Store)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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City

Country

Coast

Rose Cottage is a double-fronted Georgian country cottage, one of the oldest houses in the village. In recent years it has been remodelled, extended and meticulously renovated to form an absolutely delightful family home with an appealing and practical layout. It has secure electric gated parking for two cars and a walled garden that has been expertly landscaped and comes with a useful range of outbuildings. This is a stand-out property in a desirable village, just 15 minutes' drive from York.

- Detached period cottage
- Charming cottage in a Conservation village
- Stylish renovation, immaculately decorated
- Secure parking for 2 cars
- Walled garden, beautifully planted and landscaped

- Traditional outbuildings
- Rapid access to Malton, York, A64 and A1(M)

This country cottage was skilfully developed in 2021 to create a magnificent two-storey extension entirely sympathetic to the age and scale of the original property. Its venerable heritage has been much enhanced with traditional cast iron radiators, cottage doors with latches and bespoke timber sash windows throughout. The open plan kitchen/utility/dining room is a light and airy room that extends some 25 ft and is triple aspect with a tiled floor and recessed downlights. The kitchen is fitted with painted cabinets, wooden worktops, integrated appliances and a Stoves range cooker; a separate utility/laundry space connects the kitchen to the dining area and has complementary fitted

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

Services & Systems: All mains services except gas. 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.

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

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.





cabinets for integrated appliances. In the dining area, a wood-burning stove, recessed with herringbone brickwork, is flanked by fitted shelves and cupboards, seamlessly uniting the whole room. Adjacent is the family room, with wall panelling and a working fireplace housed in a traditional fireplace, flanked by fitted shelves and cupboards. The elegantly proportioned living room sits in the new extension; it enjoys east-west light and has oak parquet flooring from Woodpecker.

All four bedrooms are doubles with good ceiling heights and slimline column radiators and every one enjoys a fine outlook, whether east or west. Three have useful built-in

wardrobes/cupboards. The fourth bedroom faces the rear garden and currently serves as a large office/guest bedroom. The principal bedroom suite forms the entire top floor of the new extension, rising into the roof space with a high barn-style window on the gable end, shared with the en suite bathroom. The stylish bathroom features contemporary fittings and includes a vanity unit with basin and a large walk-in shower with a rainhead fitting. There is a part boarded storage loft which can be accessed via a dropdown ladder.



Outside

The cottage sits behind a laurel hedge and front garden, mostly laid to lawn. A gravelled parking area with EV charger provides ample space for two cars, secure behind sliding electric gates with a pedestrian section. The rear garden is walled and full enclosed. A climbing rose adorns the paved terrace, designed for sitting out, accompanied by a brick-built pizza oven stand and flanked by raised beds planted with ornamental eucalyptus and rose bushes. Behind lies a vegetable/herb garden enclosed by clipped box hedging. Along the southern boundary is an expanse of lawn and, on the northern boundary, a range of traditional outbuildings constructed of brick & pantile and adorned by an established wisteria. The potting shed has power and light. There are outdoor sockets to both the rear and front of the property as well as an external hot & cold water tap. The whole is fully enclosed by high boundary hedging and timber fencing.



Environs

Claxton is a traditional rural village with a red telephone box alongside a small village green with a planted area commemorating the Queen's Golden Jubilee and a circular Millenium seat surrounding an oak tree. A Victorian post box sits next to the bus stop. The village is largely surrounded by farmland with woodlands nearby, and the Yorkshire Wolds and the North York Moors are visible from high spots in the parish. Sand Hutton Primary School and Huntington School fall within catchment, and the excellent independent schools in York lie within comfortable reach. Vangarde and Monks Cross can be reached within fifteen minutes' drive. The village lies to the south of the A64 York-to-Malton trunk road, giving easy access to the A1(M) and Leeds as well as to York with its railway station offering high speed rail links to London Kings Cross. Immediately to the north and east of Claxton lie the AONB Howardian Hills and the Yorkshire Wolds.

Directions

Heading into the village from the A64, the property can be found on the left hand side immediately beyond the 30mph sign on the grass verge opposite.

What3words: ///awestruck.cornering.narrowest

Viewing

Strictly by appointment.



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