

SPRING COTTAGE

Cawton, York YO62 4LW



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Charming country cottage with great outdoor space, outbuilding, and double garage

Helmsley 7 miles • Malton 12 miles • York 21 miles

Porch • sitting room • kitchen/dining room

Principal bedroom • bedroom two • shower room

Double garage • off-street parking • stone outbuilding

Garden • land

For Sale Freehold

Blenkin
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ESTABLISHED 1992

Priestley House, 36 Bootham

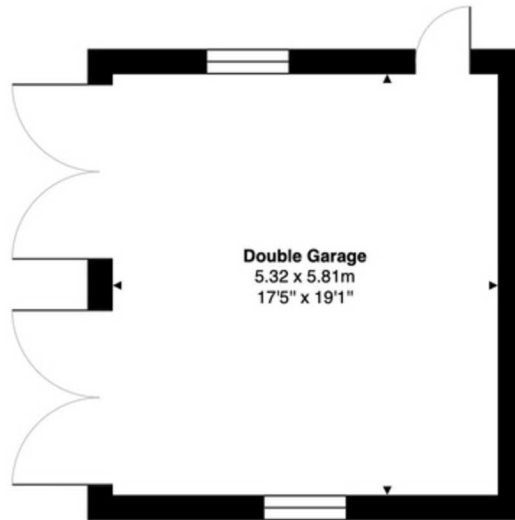
York, YO30 7BL

sales@blenkinandco.com

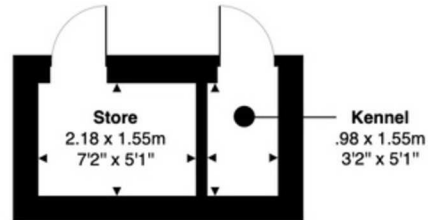
01904 671672

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Spring Cottage, Cawton, YO62 4LW



Gross Internal Area: 30.9 m² ... 333 ft²



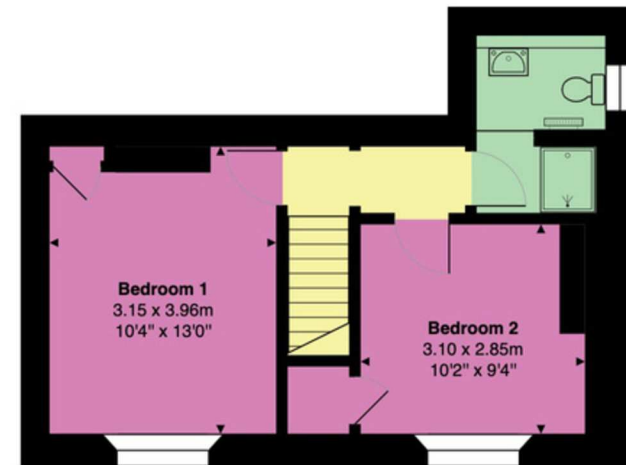
Gross Internal Area: 5.5 m² ... 59 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		



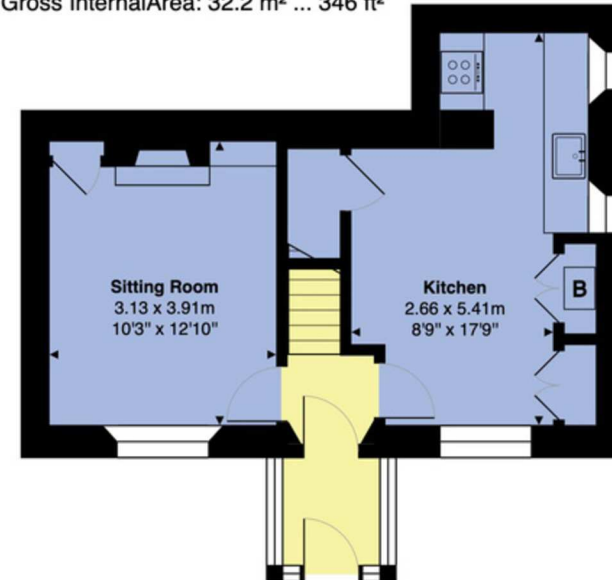
Gross Internal Area: 66.9 m² ... 720 ft² (excluding double garage, kennel, store)

All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk



First Floor

Gross Internal Area: 32.2 m² ... 346 ft²



Ground Floor

Gross Internal Area: 34.8 m² ... 374 ft²

Spring Cottage is set in the picturesque, rural village of Cawton, an Area of Outstanding Natural Beauty. This delightful stone cottage boasts uninterrupted country views, garden and an agricultural strip of land. There is an outbuilding currently divided into store and kennel, double garage with power and lighting, plus parking.

- Idyllic country cottage in superb village
- Wonderfully presented accommodation
- Lovely lawned garden with private patio area
- Small paddock, perfect for keeping hens
- Attractive stone outbuilding

- Double garage and off-street parking
- Located in a beautiful valley of the Howardian Hills

The cosy sitting room is the perfect place to take respite in an evening with its working wood burning stove and deep fitted bookshelves. The heart of the house is the kitchen/dining room. There is a fine Howdens kitchen with oak worktops, built in electric hob, oven, and slimline dishwasher. An understairs cupboard provides added downstairs storage.

On the first floor both bedrooms benefit from fitted storage, the shower room has recently been renewed, and it has been tastefully decorated throughout.



Tenure: Freehold

EPC Rating: F

Council Tax Band: C

Services & Systems: Mains water and electricity, septic tank, and LPG 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

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.





Outside

The garden of Spring Cottage is bordered by a picket fence and an established beech hedge, with staggered stone steps leading up to the porch. There is a sheltered patio area to the right of the property, enjoying the scent of a mature, flowering wisteria plant and the sunshine for most of the day.

The adjacent strip of land to the house was purchased and can be used for agricultural and equestrian purposes.

Environs

Cawton is a scenic village in North Yorkshire set in one of the beautiful valleys of the Howardian Hills. It is principally a farming community with country walks, including the Ebor Way, on the doorstep. The neighbouring villages of Hovingham and Gilling East are both within walking distance, less than four miles away, and offer plenty of local amenities: great country pubs such as The Fairfax Arms, village halls and shops, children's playgrounds and GP surgery. Helmsley, the nearest market town, some seven miles away, offers wonderful eateries and shopping. York, Malton and the coastal towns of Whitby, Runswick Bay, and Filey are all under an hour's drive away.



Directions

what3words: ///jazz.lightbulb.constrain

Viewing

Strictly by appointment.



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 nor 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 must 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, particular and showreel:** May/June 2024 and May 2025

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