

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Oak Cottage Great Edstone, YO62 6NZ

£365,000

- Extremely deceptive modern cottage
- Excellent ground floor living space
- Garage and parking for 2 cars
- Highly sought after village location
- Four good bedrooms including en-suite
- Air source under floor heating
- Extends to approx 1500 sqft throughout
- Private west facing rear garden

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# Oak Cottage , Great Edstone YO62 6NZ

Oak Cottage is an extremely well appointed end of terrace village house providing a great deal more accommodation than it might appear from simply passing by. Completed in 2013 in a small row of three Oak Cottage is arranged over three floors providing a total floor area of approx 1500 sqft including excellent ground floor living space, four bedrooms, en-suite main bedroom, a lovely private garden, a single garage and parking for two. The house benefits from high levels of insulation and of particular note is the eco friendly central heating system, powered by an air source heat pump and providing underfloor heating throughout the property.



Council Tax Band: D



### General info

Great Edstone is an attractive and peaceful hill top village located on the doorstep of the North York Moors National Park and only three miles from the Georgian market town of Kirkbymoorside with a range of independent shops, a Coop supermarket and 18 hole Golf Club. The village falls within the catchment area for Ryedale school at the nearby village of Nawton, which has a strong reputation. Malton, Pickering and Helmsley are also within easy reach, the train from Malton arriving in York in less than 30 minutes.

### Services

Mains electricity, water and drainage.

Underfloor heating from an externally sited air source heat pump.

### Hallway

Understairs cupboard, Separate larger store/small utility with Power and Plumbing.

### Downstairs WC

White 2 Piece Suite

### Lounge

Wooden Doors, Front Window, Solid Fuel Stove.

### Dining/Living/Kitchen

Very well fitted kitchen with integrated appliances, 2x Velux style windows, Rear window and French Doors out into the rear garden.

### Landing

Wooden Flooring, Airing cupboard with tank and shelves, Window to

Front aspect, Stairs leading to Second Floor.

### Bedroom 2

Window to Front aspect, Full length wardrobes.

### Bedroom 3

Window to rear aspect.

### Family Bathroom

3 Piece White Suite, Single glazed window, Over bath shower, Heated Towel Rail.

### Top Floor Bedroom

2x Velux Style Window to the Front aspect, Radiator, Walk-in storage/wardrobe

### En-Suite

2 Piece Suite, Shower Cubicle, Velux Style window, Heated towel rail.

### Outside

There is a stone flagged terrace/patio area immediately from the French doors in the kitchen, the air source heat pump heating system is sat behind the kitchen with steps then leading up to the garden area which has been laid with AstroTurf, there is a path that leads to the rear courtyard behind the property and also the garage.

### Garage

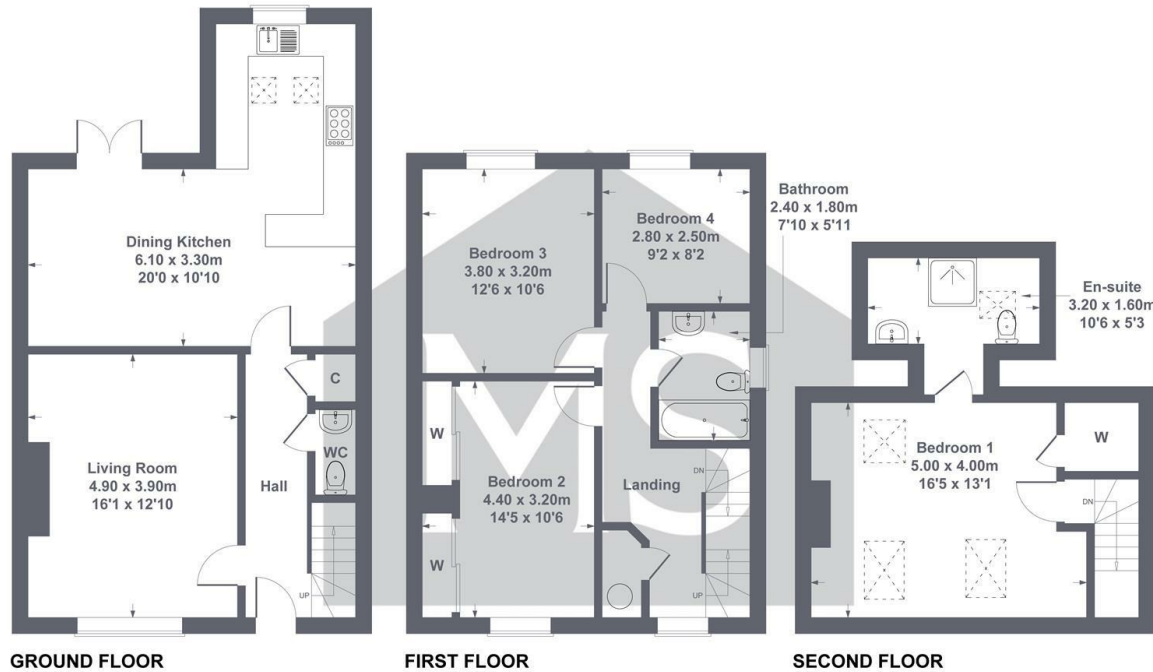
Single size, Roller door, Power and Lighting.







Approximate Gross Internal Area 1507 sq ft - 140 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



## Directions

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>		78	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	