



## 6 Hill Cottages | Rosedale East. YO18 8RG

A superbly appointed traditional stone built terrace cottage situated in the heart of the North York Moors National Park enjoying wide ranging views over the surrounding countryside to the rear.

The cottage has been thoroughly modernised to a high specification in recent years to provide a beautiful home retaining many internal features. The immaculately presented accommodation comprises sitting room with dining area with exposed stone wall areas and brick built fireplace housing stove; fully fitted kitchen with bespoke units. On the first floor there are two double bedrooms and luxury bathroom. In addition the second floor there is a good size attic

bedroom.

Externally there is newly built GARAGE with hardstanding to the front providing further parking; the well cared for garden comprises lawned areas with sitting areas from which lovely views can be enjoyed of the surrounding countryside and moorland beyond.

Rosedale is a valley set amidst stunning countryside and the village of Rosedale Abbey has a general store with tearoom, further tearoom, village pub and church. The wider local amenities can be found in the market towns of Pickering and Kirkbymoorside.

**VIEWING IS HIGHLY RECOMMENDED.**



**Guide Price £300,000**

**BoultonCooper**

**BC**  
Est. 1804

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## Accommodation Comprises

### Entrance Hallway

Stairs lead to first floor landing. Tiled flooring with door leading to sitting room.

### Sitting Room with Dining Area

With triple glazed window to the front elevation with fitted shutters. tiled flooring, understairs storage cupboard, brick fireplace, multi burning stove, tiled hearth, exposed stone wall, inset shelving unit.

### Breakfast Kitchen

With tiled flooring, belfast sink with mixer tap over, rolled edge work surfaces and tiled splash backs, wall and base units incorporating drawer compartments with soft close feature and lights. Built in dishwasher, built in washing machine, fitted AEG cooker with double oven and induction hob with AEG extractor canopyover. Spot lighting to ceiling, space for dryer, built in cupboard with airtight tank and pump. Two triple glazed windows to the rear elevation, door to outside, velux window, part exposed stone wall.

## First floor galleried landing

With stairs leading to attic bedroom, with approved building regulations.

### Master Bedroom

With original wooden flooring, with triple glazed window to the rear elevation having superb views, fitted shutters, feature fireplace with cast iron inset, open grate, wooden surround and tiled hearth.

### Bedroom Two

With triple glazed window to the front elevation with fitted shutters, feature fireplace having cast iron inset and open grate, tiled hearth and stone surround; original wooden flooring. Built in cupboard with shelving, additional cupboard with light, shelving, hanging space.

## Superbly Appointed Bathroom

Having shower cubicle with mermaid boarding, shower attachment and shower rose, free standing bath with telephone style mixer tap and shower attachment, pedestal wash hand basin, w.c. with high cistern, wood panelling to walls, ladder style chrome heated towel rail, extractor



fan, double glazed part opaque window to the rear elevation with superb views and fitted shutters.

### Attic Bedroom

With two velux windows having fitted blinds, two good sized under eaves storage area,

### Outside

To the rear there is a paved area, hardstanding driveway leads to detached garage that has been re-built with electric roller door, light power and water tap. Double glazed window, pathway leads down to the garden with pebbled area and trellis, laid lawn, flower/shrubbery border. Additional pebbled area to the extreme rear of the garden with seating area which enjoys superb views across the vale. Fencing to the boundaries.

### Services

Mains electricity, water and drainage.

Underfloor heating to ground and first floor of the property from a Air source heat pump system, of which is located on

the paved area to the immediate rear of the property and fitted in 2021. Log burner fitted in 2020.

### Note

- 1.) The property has a right of way over the back road of the row of cottages to driveway and garden.
- 2.) Kitchen extension, loft conversion and new garage all completed in 2021.
- 3.) Solar Panels installed in 2020. Two batteries are situated in cupboard in bedroom 2.
- 4.) Windows and doors fitted in 2022. ( the bathroom window is triple glazed ).



# 6 Hill Cottages | Rosedale East



Total area: approx. 113.1 sq. metres (1217.6 sq. feet)  
**6 Hill Cottages, Rosedale East**

## VIEWING

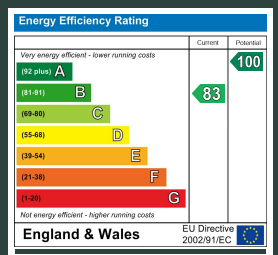
By telephone appointment with the Agents, Pickering Office. Tel: 01751 472724.

## COUNCIL TAX BAND

Council Tax Band C

## ENERGY PERFORMANCE RATING

B



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