



## Barn Cottage Manor Farm | Brawby, Malton

Barn Cottage is a characterful three bedroom barn conversion, set in the charming rural village of Brawby, within 8 miles of Malton, Pickering and Kirkbymoorside. Set within the grounds of Manor Farm, alongside neighbouring cottages, the property benefits from off-street parking for up to two vehicles within a shared carport.

- A characterful barn conversion
- Three bedrooms and bathroom
- To be let on a 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Entrance hall, living room & dining kitchen
- Available unfurnished and with off-street parking
- No smokers; pets at the landlord's discretion
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy

**£900 PCM**



# Barn Cottage Manor Farm | Brawby, Malton



## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

16'9" x 12' (5.11m x 3.66m)

With under stairs cupboard, double radiator. Cloak room comprising low flush wc, pedestal wash hand basin, double radiator.

#### SITTING ROOM

16'9" x 10' (5.11m x 3.05m)

Dual aspect with timber frame double glazed doors to the front and rear outside, 2 no. double radiators.

#### KITCHEN/DINING ROOM

16'9" x 10'4" (5.11m x 3.15m)

Range of fitted base and wall mounted units with work surfaces over, 1.5 bowl stainless steel sink and drainer with chrome mixer taps over, integral Logik oven and grill with 4 ring hob over, extractor fan, integral fridge freezer, plumbing for dishwasher, double radiator, door to outside.

## UTILITY ROOM

7'6" x 5'9" (2.29m x 1.75m)

Fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer taps over, cupboard housing the hot water cylinder, plumbing for washing machine, double radiator.

## TO THE FIRST FLOOR

### LANDING

15'4" x 3' (4.67m x 0.91m)

Rear aspect rooflight, loft hatch.

### BEDROOM 1 (SW)

17'8" x 10'10" (5.38m x 3.30m)

Front aspect timber frame double glazed window, 2 no. double radiators.

### EN-SUITE SHOWER ROOM

5'8" x 5'7" (1.73m x 1.70m)

Three piece suite comprising corner shower cubicle with chrome fittings, glazed sliding doors and tiled internally, low flush wc, pedestal wash hand basin, chrome heated towel rail, shaver point, rooflight and extractor fan.



### **BEDROOM 2 (S)**

12' x 8'4" (3.66m x 2.54m)

Front aspect timber frame double glazed window, double radiator.

### **BEDROOM 3 (SE)**

11'9" x 10'1" (3.58m x 3.07m)

Front aspect timber frame double glazed window, double radiator.

### **BATHROOM**

10'3" x 5'7" (3.12m x 1.70m)

A three piece suite comprising panelled bath with shower over, low flush wc, pedestal wash hand basin with chrome mixer taps over, part tiled walls, chrome heated towel rail, shaver point and rooflight.

### **OUTSIDE**

To the front of the property, there are 2 allocated parking spaces within a shared car port. To the rear, there is a paved patio area with raised beds and lawned garden beyond, overlooking open countryside.

### **SERVICES**

We understand that the property is connected to mains electricity, water, and drainage supplies. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

### **VIEWING**

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

### **WHAT3WORDS**

///regress.learn.trout

### **COUNCIL TAX BAND**

We are verbally informed the property lies in Band C. Prospective tenants are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

### **ENERGY PERFORMANCE RATING**

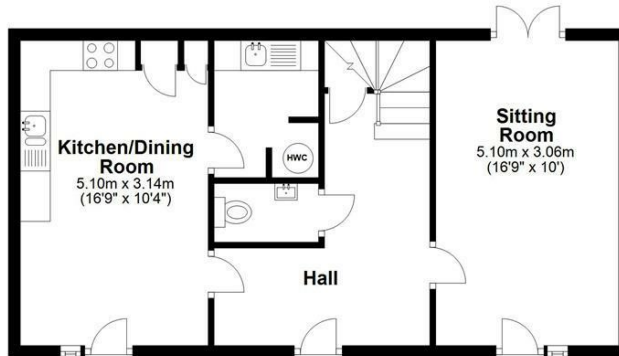
Assessed in Band TBC. The full EPC document can be viewed at our Malton office.



# Barn Cottage Manor Farm | Brawby, Malton

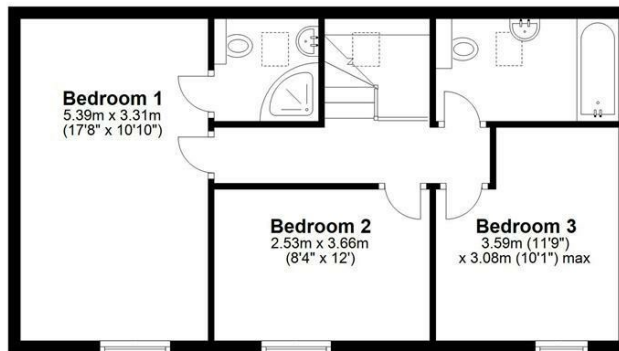
## Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



## First Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 104.9 sq. metres (1129.3 sq. feet)

## Barn Cottage, Brawby

### VIEWING

Strictly by appointment with the Agents.

### COUNCIL TAX BAND

C

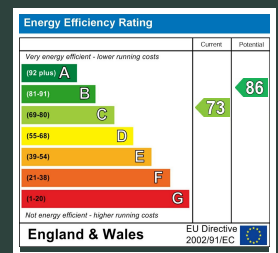
### ENERGY PERFORMANCE RATING

TBCC

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: reception@boultoncooper.co.uk



[boultoncooper.co.uk](http://boultoncooper.co.uk)



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
Est. 1801