



Plum Tree Cottage, 2 Town Street | Settrington, Malton





## Plum Tree Cottage, 2 Town Street Settrington, Malton

An immaculately presented and spacious Grade II listed country property, in this idyllic village location of Settrington. Situated in the Yorkshire Wolds, yet only 5.5 miles from the ever-popular market town of Malton. Plum Tree Cottage retains a number of original features, together with more modern additions. To the outside, there are substantial gardens and grounds, together with uninterrupted view over fields, to the front. It is our understanding that the property currently has planning consent to form a garage and a studio under Application No: 20/00566/HOUSE. Any prospective buyer would need to satisfy themselves with the Local Planning Authority as to the status of planning consent. Viewing essential.

### ACCOMMODATION ON THE GROUND FLOOR

#### ENTRANCE HALL

4.95m x 2.13m (16'3" x 7')

Stair case to first floor. Measurements include:

#### CLOAKROOM

Comprising low flush wc and wash hand basin.

#### SITTING ROOM

4.60m x 4.50m (15'1" x 14'9")

Front aspect Yorkshire sliding sash double glazed window, cast iron wood burning stone on stone hearth, timber mantelpiece and brick recess, exposed timber beam ceiling, built-in cupboards, Door to:

#### KITCHEN/DINING AREA

8.74m x 2.39m (28'8" x 7'10")

Rear aspect 2 no Yorkshire sliding sash windows, range of handmade pine fitted base and wall mounted units with granite worktops over, 1.5 bowl ceramic sink and drainer with chrome mixer taps, connection for cooker range with 6 ring gas hob over, plumbing for washing machine and dishwasher, timber beam ceiling, tiled floor. LPG gas central heating Worcester boiler. Door to outside, rear patio area and gardens.

### TO THE FIRST FLOOR

#### LANDING

Loft hatch; we understand the loft is partly boarded out.

#### BEDROOM 1

5.05m x 4.60m (16'7" x 15'1")

Front aspect Yorkshire sliding sash double glazed window, double radiator.

#### BEDROOM 2

13'11" X 8'4"

Rear aspect Yorkshire sliding sash window, side aspect window, double radiator, timber beams to ceiling.

#### BEDROOM 3

4.42m x 2.95m (14'6" x 9'8")

Rear aspect Yorkshire sliding sash window, double radiator, timber beams to ceiling.

**Guide Price £475,000**



## BATHROOM

4.57m x 2.11m (15' x 6'11")

Front aspect Yorkshire sliding sash double glazed window, four piece suite comprising roll top bath with traditional cranked bath shower mixer tap, double shower cubicle with glazed enclosure, wc and pedestal wash hand basin, part tiled and panelled walls. Airing cupboard housing the hot water cylinder.

## OUTSIDE

To the front, there is an attractive, small, open bordered garden. To the rear, there is a stone courtyard patio with walkway leading to storage outbuildings and hardstanding area, with substantial 185' lawned gardens, stone flagged path, patio area and garden room. There is vehicular access via a shared right of way with private timber double gates leading to Plum Tree Cottage.

## GARDEN ROOM

4.70m x 2.59m (15'5" x 8'6")

Timber construction under a monopitch roof, bi-fold doors, with electric power, light and heating.

## OUTBUILDING

Brick construction and divided into two stores.

## SERVICES

Mains water, electricity and drainage. LPG gas central heating. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

## TENURE

We understand to be freehold with vacant possession on completion.

## VIEWING

Strictly by appointment with the Agents. Tel: 01653 692151.

## COUNCIL TAX BAND

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

## ENERGY PERFORMANCE RATING

Exempt; Grade II listed. Listed Building Entry No. 329753.

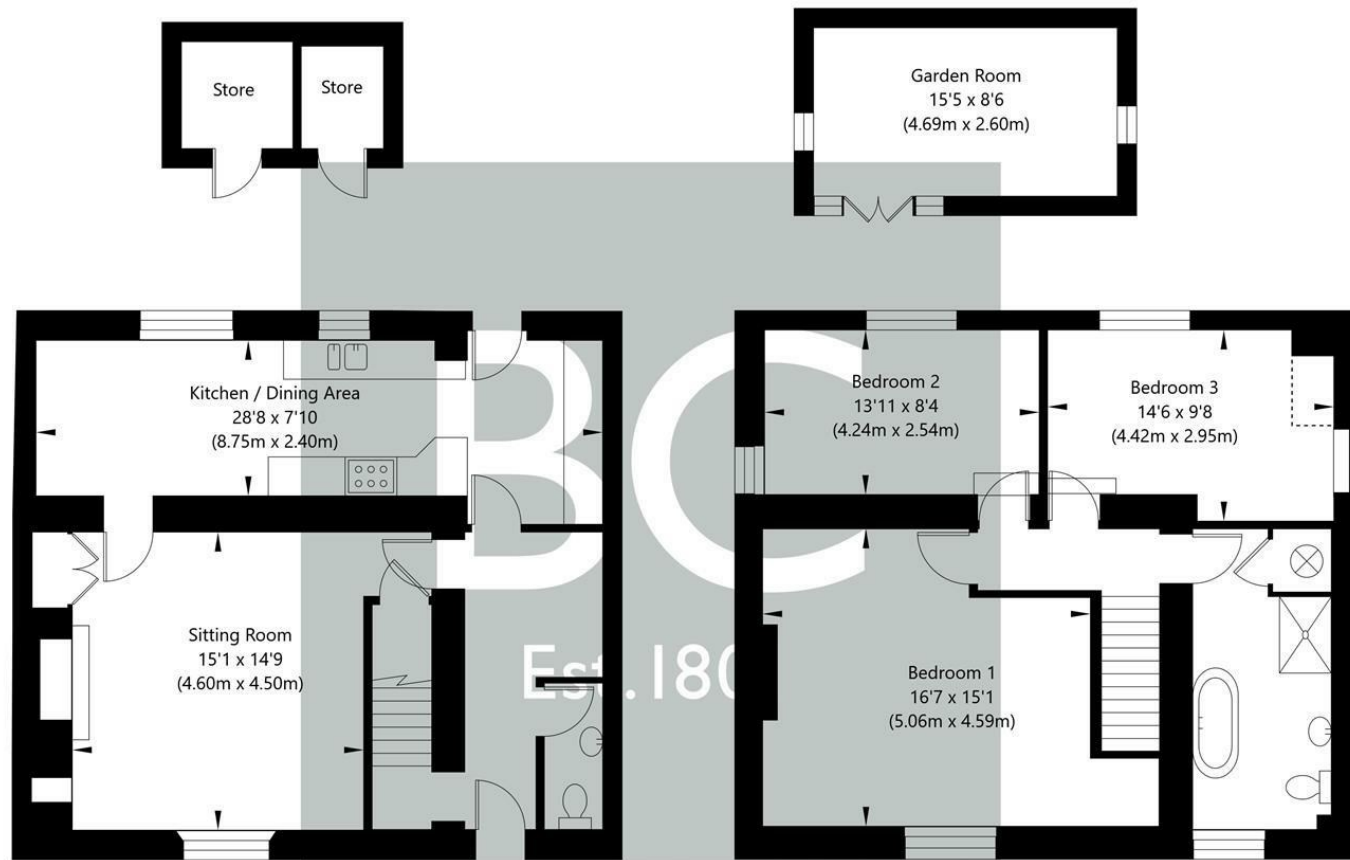








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Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 705 SQ FT / 65.5 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 725 SQ FT / 67.36 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1430 SQ FT / 132.86 SQ M - (Excluding Outbuildings)

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

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