

# ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



## **SOUTHFIELD VIEW, CROPTON, NORTH YORKSHIRE, YO18 8HL**

**A delightful, detached stone property with associated holiday letting cottage complemented with large garden, paddock and workshops**

**- MAIN HOUSE -**

**Front Entrance**

**Sitting Room**

**Dining Kitchen**

**Dining Room**

**Cloakroom**

**Utility/Study**

**Store/Boot Room**

**Boiler Room**

**Three Bedrooms**

**Bathroom**

**Oil Central Heating**

**Delightful Garden**

**Large Workshops**

**Paddock with Orchard**

**- HONEY POT BARN -**

**Living Kitchen**

**Double Bedroom**

**Shower Room**

**Patio Garden**

**PRICE GUIDE £700,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

**www.rounthwaite-woodhead.co.uk**

## Description

Southfield View is located on the Northern edge of Cropton and is approached down a single track lane shared with a couple of other neighbouring properties. It is a charming, detached stone cottage with a Southerly aspect and stands on a site of approximately 3/4 of an acre made up of beautifully kept gardens, a small paddock with an orchard on its Western flank and a range of sizeable outbuildings and workshops. The current owners have converted an old barn into a super one bedroom holiday letting cottage (Honey Pot Barn).

The main residence has oil fired central heating and double glazing and accommodation spread over two floors. From the front entrance porch you enter a recently fitted dining kitchen with underfloor heating that links to a sitting room with log burning stove to one side and a dining room to the other. Beyond the dining room is a ground floor cloakroom, additional entrance hall and separate utility room. At either end of the cottage there are useful store rooms (one housing the boiler) that are accessed from the outside. A staircase rises from the sitting room where the first floor offers three bedrooms and a house bathroom.

## General Information

**Location:** Cropton is situated on the southern fringe of the North York Moors National Park and is a community of farms, smallholdings and traditional houses and cottages only 5 minutes drive from the main A170 Thirsk to Scarborough road. This in turn gives quick and easy access to the market towns of Pickering and Kirkbymoorside to which Cropton is dependant for most of its every day amenities, although it does have its own village pub. The village is situated in the heart of great walking country and is surrounded by forestry and moorland. Its nearest train station is in Malton some 15 miles away where a direct service to York gives access to the Intercity London to Edinburgh service.

**Services:** Mains electricity and water are connected. Drainage to septic tank. Oil fired central heating.

**Council Tax:** We are informed by Ryedale District Council that SouthField View falls in band D and Honey Pot Barn is business rated.

**Tenure:** We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

**Viewing Arrangements:** Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, Market Place. Pickering. Telephone: 01751 472800/430034



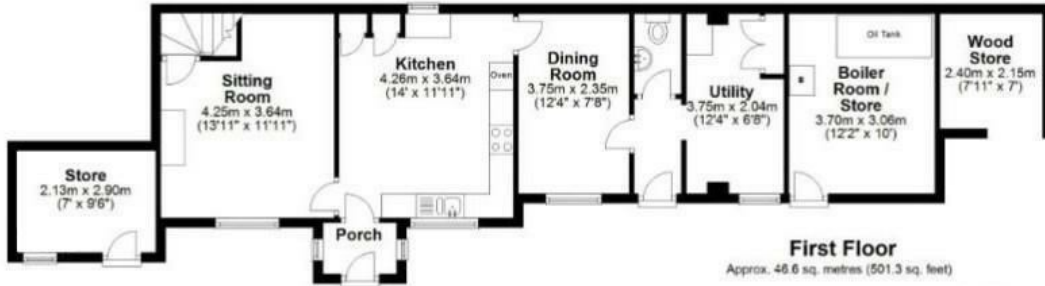
# Accommodation

## Southfield View, Cropton

Total area: approx. 124.5 sq. metres (1339.6 sq. feet)

### Ground Floor

Approx. 77.9 sq. metres (838.4 sq. feet)



### First Floor

Approx. 48.6 sq. metres (501.3 sq. feet)

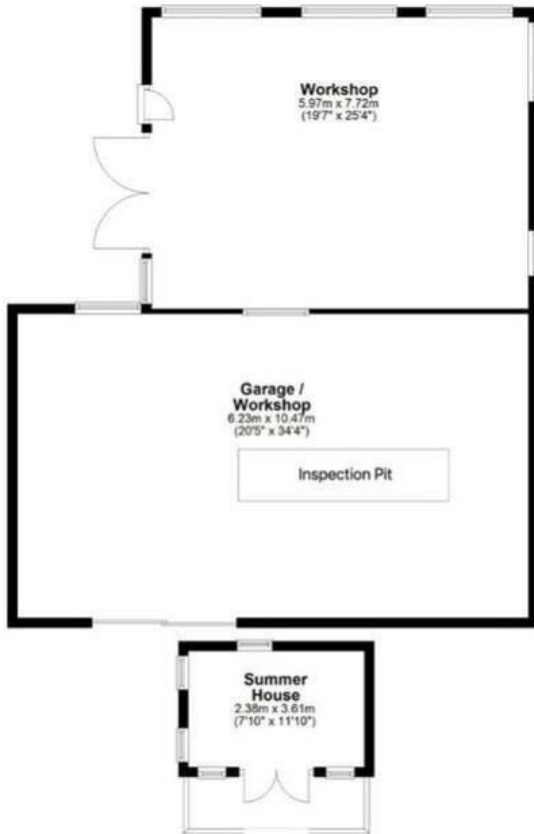


## Outbuildings, Southfield View

Total area: approx. 120.7 sq. metres (1299.0 sq. feet)

### Ground Floor

Approx. 120.7 sq. metres (1299.0 sq. feet)

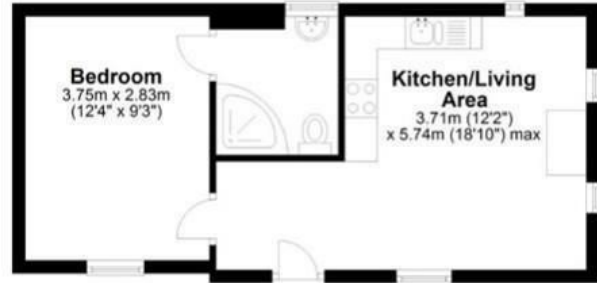


## Honeypot Barn

Total area: approx. 33.2 sq. metres (356.9 sq. feet)

### Ground Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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