

ROUNTHWAITE & WOODHEAD

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CRAVEN GARTH, MAIN STREET, ALLERSTON, YO18 7PG

A delightful three bedroom character cottage occupying a good sized corner plot with the advantages of an additional ground floor annex or holiday let

- CRAVEN GARTH -	Three Bedrooms	- CRAVEN BUNGALOW -	LPG Central Heating
Sitting Room	En Suite Bathroom	Dining Kitchen	Ample Parking
Dining Room	House Bathroom	Sitting Room	Quiet Village Location
Kitchen	Oil Fired Central Heating	Double Bedroom	Income Potential
Utility	South Facing Garden	Shower Room	EPC Ratings E

PRICE GUIDE £499,000

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

Craven Garth is a surprisingly good sized end terrace, stone cottage with a Southerly facing garden that also comes to the market with a detached one bedroom annex (Craven Bungalow). Craven Garth has been sympathetically refurbished by the current owners to offer a stylish kitchen with separate utility room, and an open living space to the front of the cottage with a log burning stove and room for both sitting and dining. Upstairs there are three bedrooms; one of which has an en suite bathroom and the other two being served by the house bathroom.

Craven Bungalow was converted from an outbuilding over twenty years ago. Since then it has been thoroughly modernised and is currently run as a holiday letting cottage. However the property with its proximity to the main residence could just as easily be used as ancillary accommodation for a buyer requiring separate living space for an independent family member; especially with its ground floor layout . It has a smart fitted dining kitchen, a welcoming sitting room that has a log burning stove as well as a well proportioned double bedroom and shower room.

Currently the outside space has allocated areas of lawn to both properties as well as separate drives and ample parking.

General Information

Location: Allerston is a pretty village, located just off the A170 Thirsk to Scarborough road, some twelve miles inland from the coast and approximately six miles east of the market town of Pickering. Situated at the foot of the North York Moors National Park and the edge of Dalby Forest, Allerston is within a short drive of the A64 which gives quick and easy access to Malton where there are both road and rail links to the City of York. The nearby village of Thornton-le-Dale, right on the southern fringe of Dalby Forest, has local shops that provide every day amenities including a doctors surgery, chemist, post office, newsagents, bakery and general store. A wider range of services including schooling for all ages can also be found at the neighbouring market towns of Pickering and Malton.

Services: Mains electricity is connected. Connection to mains drains. Connection to Allerston Village Water Supply. Oil & LPG fired central heating.

Council Tax: We are informed by Ryedale District Council that Craven Garth falls in band D .

Tenure: We are advised by the Vendors 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 & Woodhead, Market Place, Pickering. Tel: 01751 472800/430034.

Directions: Travelling Along the A170, Thirsk to Scarborough Road, take the turn sign posted for Allerston village. Continue heading South down the village Main street with Craven Garth being located a few hundred yards along on the corner of Main Street and Toc Lane.



Accommodation

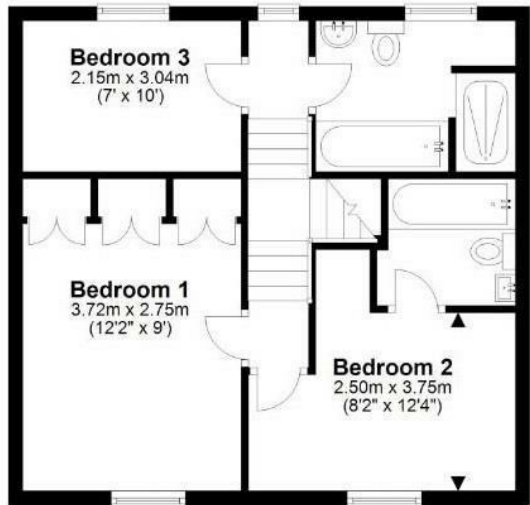
Ground Floor

Approx. 43.7 sq. metres (470.1 sq. feet)



First Floor

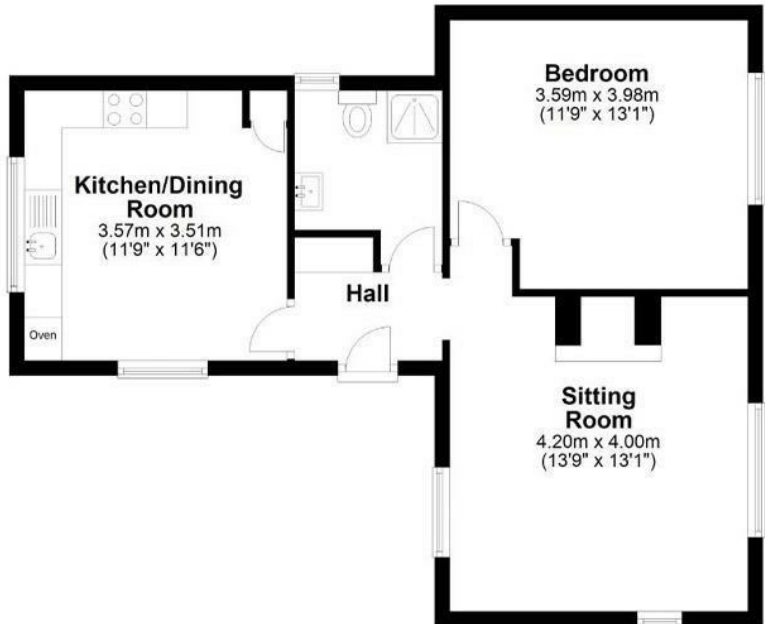
Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 88.5 sq. metres (953.0 sq. feet)
Craven Garth, Allerston

Ground Floor

Approx. 51.8 sq. metres (557.1 sq. feet)



Total area: approx. 51.8 sq. metres (557.1 sq. feet)
Craven Bungalow, Allerston

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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