

# ROUNTHWAITE & WOODHEAD

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



**15 MAIN STREET, EBBERSTON, YO13 9NR**

**A charming, double fronted Grade II Listed cottage  
enviously positioned with views down the village**

**Front Entrance**

**Dining Kitchen**

**Gas Central Heating**

**Sitting Room**

**Side Porch**

**Small outside Space**

**Inner Hall**

**Three Bedrooms**

**Detached garage**

**Bathroom**

**(Master En Suite WC)**

**EPC Rating D**

**PRICE GUIDE: £235,000**

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

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Number 15 stands boldly with an Easterly aspect towards the top of Ebberston's main street. It is a stone under a pantile roof, double fronted cottage and is full of charm and character whilst still offering surprisingly spacious accommodation. From the front entrance there is a sitting room with exposed ceiling beams, a log burning stove and delightful wooden features around shelves and storage cupboards. An inner hall links a ground floor double bedroom, a pleasant dining kitchen and a luxurious and newly fitted bathroom. Upstairs there are two further double bedrooms; one of which has an en suite wc.

The outside space to this cottage is limited to a small seating area along with a log store either side of its side porch. There is access across the neighbour's drive to the side of the cottage to reach a good sized timber framed garage. 15 Main Street would make an excellent second home or holiday let and comes with no onward chain.

## General Information

**Location:** The village of Ebberston lies just off the main A170 Thirsk to Scarborough road, some 10 miles from the east coast and 8 miles west of the market town of Pickering. There is good road access from Ebberston south onto the A64 towards Malton where there is a railway station linking to the inter-city service at York. Local shopping facilities are available in nearby Thornton-le-Dale and a wider range of shops and other facilities are available in Pickering, Malton and Scarborough. Ebberston is within a short drive of Dalby Forest, Harwood Dale and Forge Valley where there is superb scenery, beautiful walks and fabulous mountain bike trails.

**Services:** Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

**Council Tax:** We are informed by Ryedale District Council that this property falls in band C

**Tenure:** We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

**NOTE:** This cottage is Grade II Listed.

**Directions:** Approaching Ebberston from the A170 (Northern end) travel down the street for approximately 100 yards. Number 15 is on the right hand side indicated by the Rounthwaite & Woodhead 'For Sale' board.

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



# Accommodation

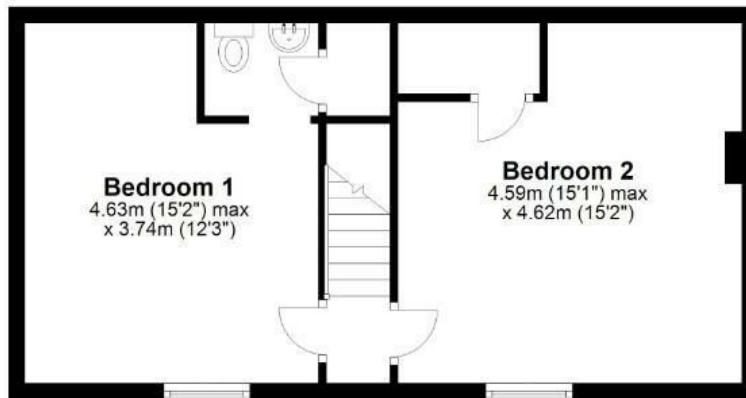
## Ground Floor

Approx. 65.5 sq. metres (704.9 sq. feet)



## First Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Total area: approx. 107.3 sq. metres (1154.5 sq. feet)

**15 Main Street, Eberston**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	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) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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