

# ROUNTHWAITE & WOODHEAD

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



## **ANVIL HOUSE NEWTON-ON-RAWCLIFFE, PICKERING, YO18 8QA**

**An attractive cottage in the very centre of the village  
boasting far reaching views over the countryside beyond**

|                     |                            |                          |
|---------------------|----------------------------|--------------------------|
| <b>Entrance</b>     | <b>Three Bedrooms</b>      | <b>Private Parking</b>   |
| <b>Sitting Room</b> | <b>Shower Room</b>         | <b>Detached Garden</b>   |
| <b>Dining Room</b>  | <b>uPVC Double Glazing</b> | <b>Brick Outbuilding</b> |
| <b>Kitchen</b>      | <b>Oil Central Heating</b> | <b>EPC Rating E</b>      |

**PRICE GUIDE: £240,000**

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

Anvil House is a rendered and painted cottage that stands boldly in the centre of Newton looking across the pond towards Pickering and the open countryside beyond. The cottage itself has uPVC double glazing and oil fired central heating as well as a log burning stove in its sitting room. From its central entrance hall the accommodation comprises a sitting room overlooking the village, a separate dining room with a useful under stairs cupboard and a fitted kitchen. Upstairs there are three bedrooms and a shower room. Adjoining the cottage there is a brick outhouse that houses the central heating boiler, the oil tank that fuels it and plumbing for a washing machine. There is a parking space along side the gable end of the cottage on the village side of the property.

The garden for the property is detached from the house being at the top of the village. This piece of land has hedge boundaries and is currently used by a local bee keeper to site his hives but could just as easily be used by the owner of Anvil House as an area to grow vegetables or simply sit and relax in.

## General Information

**Location:** Newton Upon Rawcliffe is an attractive, quiet village four miles North of the Market town of Pickering. Mentioned in The Domesday Book, Newton is a traditional North Yorkshire village of stone and pantile cottages and farms built round the wide green and pond. It has a pleasant pub, church, chapel and playing field with hard court. Lying partially inside The North York Moors National Park, the village has many pleasant walks, bridleways and spectacular views over Newtondale. There is a good range of shops, schools and services available in Pickering and from here there are excellent road links to the East Coast and The City of York. There is a train station at the nearby town of Malton that runs to York and the Intercity service beyond.

**Services:** Mains water and electricity are connected. Connection to mains drains. Oil fired central heating

**Council Tax:** We are informed by North Yorkshire Council that Anvil House falls into band C

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

**Directions:** On approaching Newton from the Pickering direction Anvil House can be found at the top end of the village, overlooking the pond. Postcode (YO18 8QA)

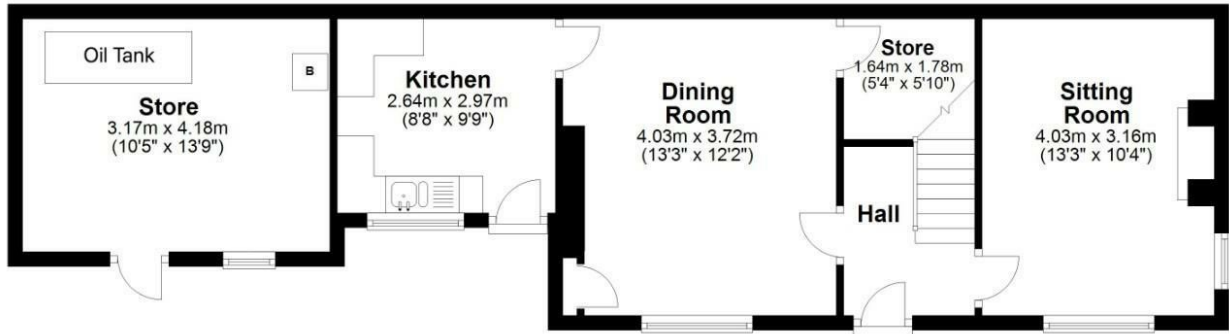
**Viewing Arrangements:** Strictly by prior appointment through the Agents:  
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone 01751 472800



# Accommodation

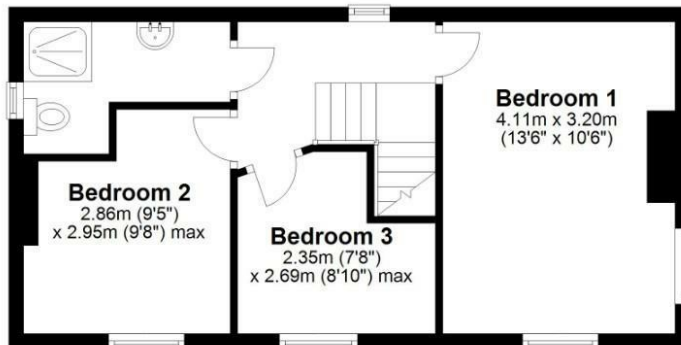
## Ground Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



## First Floor

Approx. 37.4 sq. metres (403.1 sq. feet)



Total area: approx. 94.7 sq. metres (1019.8 sq. feet)

**Anvil House, Newton on Rawcliffe**

| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</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>79</b> |
|   | <b>44</b> |
| EU Directive 2002/91/EC                     |           |
| <b>England &amp; Wales</b>                  |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</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 |           |
|   |           |
| EU Directive 2002/91/EC   |           |
| <b>England &amp; Wales</b>                                      |           |



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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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