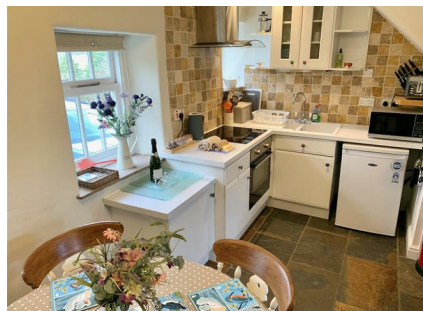


# ROUNTHWAITE & WOODHEAD

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



## **2 PRIMROSE VILLAS ROSEDALE ABBEY, PICKERING, YO18 8SE**

**An appealing stone character cottage in a rural setting surrounded by fantastic scenery**

**Kitchen Area**

**Bathroom**

**Parking**

**Living Room**

**Oil Central Heating**

**Spectacular Views**

**Two Bedrooms**

**Gardens**

**EPC Rating F**

**PRICE GUIDE: £255,000**

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

Rosedale Abbey, once a bustling, sooty, noisy hive of industrial activity is now a place of peace and quiet, beauty, fresh air, great walking, good food and more history than you can imagine! Rosedale Abbey is a pretty moorland village located in a stunning valley in the heart of the North York Moors National Park, an area of rolling hills and deep valleys. The village consists of a collection of quaint, former miners cottages, two pubs, tea rooms and a village shop for basic every day essentials.

2 Primrose Villas lies along the road leading towards the hamlet of Thorgill and from virtually every window there are stunning views towards the village of Rosedale Abbey and over surrounding countryside. Built circa 1875, this semi detached stone and slate property sits proudly on a slightly elevated plot with a lawn and patio garden that wraps around the cottage. There is a private gravelled parking area for the benefit of 1 & 2 Primrose Villas plus 2 other neighbouring cottages. The neatly presented accommodation is arranged over 3 floors and on the ground floor, a comfortable sitting room/diner with wood burning stove plus a fitted kitchen area. There is a double bedroom and bathroom on the 1st floor and a 2nd set of stairs leads to a light and airy top bedroom with a vaulted ceiling. Heating is via a relatively newly fitted oil central heating boiler. To the side of the cottage is a covered log store and a timber framed shed that is ideal for storing, garden tools, bicycles, logs etc. The current owner have latterly used the property as a holiday letting cottage.

## General Information

**Services:** Mains water and electricity are connected. Connection to private sewage treatment plant.

**Council Tax:** We are informed by North Yorkshire Council that the property is business rated but currently receives 'zero rated' small business relief.

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

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

**Directions:** Once in the village of Rosedale, take the road towards Chimney Bank. Turn right opposite the White Horse Inn, onto Thorgill Lane and the property is situated on the left hand side just a few hundred yards from this junction and next to Rosedale golf course.

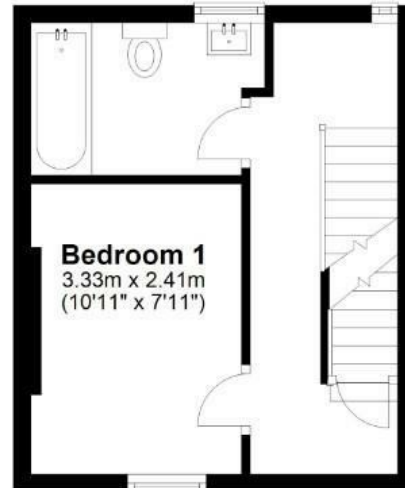




# Accommodation

## First Floor

Approx. 21.7 sq. metres (233.7 sq. feet)



## Ground Floor

Approx. 21.7 sq. metres (233.7 sq. feet)



## Second Floor

Approx. 21.7 sq. metres (233.7 sq. feet)



Total area: approx. 65.1 sq. metres (701.2 sq. feet)

**2 Primrose Villas, Rosedale Abbey**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	36	
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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