

ROUNTHWAITE & WOODHEAD

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



OLD BARN COTTAGE, 1 WRELTON COURT, WRELTON, YO18 8PX

**A surprisingly spacious barn conversion
that forms part of a small fold yard development in the middle of the village**

Dining Entrance	Sitting Room	Double Glazing
Breakfast Kitchen	Three Bedrooms	Integrated Garage
Utility Room	(Master En Suite)	Front Patio
Wetroom	House Shower Room	Separate Garden Area
Boiler/Boot Room	Gas Central Heating	EPC Rating E

PRICE GUIDE: £329,500

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

Old Barn Cottage is part of a previous farm associated with the adjoining fold yard and stock buildings known as Corner Farm. In the 1980's these barns were converted into a Mews development with a central gravelled yard offering access to parking to the five properties that surrounded it.

No.1 is a stone built, end terrace property that fronts the gravelled courtyard, to which it has ownership of. It has a garage with a metal 'Up and Over' door and access to the properties is through an archway, where the court yard used for parking is edged by individual patio gardens.

The cottage has a front dining entrance that adjoins a breakfast kitchen; beyond which is a useful utility room, boiler/boot room and a linking door to the garage. There is also a relatively recently fitted wet room. From the entrance hall a few steps rise to access the sitting room which has a gas stove set in a feature 'inglenook' fireplace as well as windows to three of its walls. Upstairs there are three bedrooms (the master having an en suite shower room and impressive exposed structural beams) and the other bedrooms being served by a family shower room. Many of the double glazed windows have been replaced over recent years and the property benefits from gas central heating.

General Information

Location: The village of Wrelton is located to the North of the A170, Thirsk to Scarborough road. It is well placed for access to the amenities of the neighbouring market towns of Pickering and Kirkbymoorside lying approx 3 miles to the west of Pickering and 4.7 miles east of Kirkbymoorside. Both of these desirable market towns provide an exceptionally good range of local amenities with active weekly Street markets, a good selection of shops, schools for all ages and amenities which include doctors surgeries, dentists, vets and libraries. The North York Moors are a short car journey away, as is the splendid scenery that surrounds Cropton and Dalby Forests. It is a short drive to the east coast and Malton has a train station with regular links to the City of York and service beyond.

Services: Mains gas, water and electricity are connected. Connection to mains drains. Gas Central Heating. Double Glazing. Telephone connection subject to the usual British Telecom Regulations.

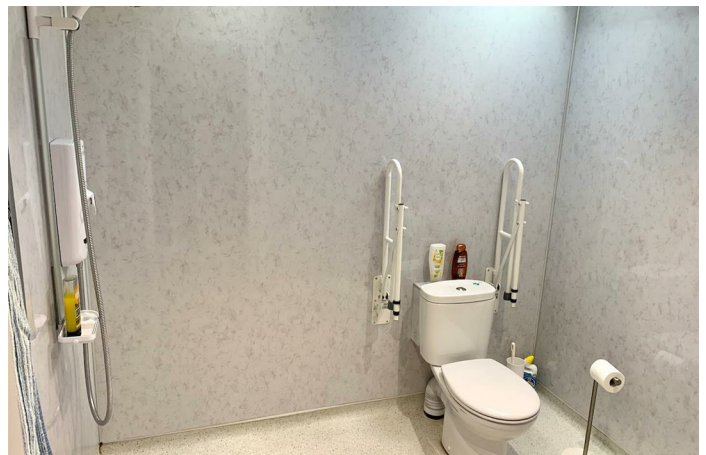
Council Tax: We are informed by Ryedale District Council that this property falls in band E

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

Directions: Heading East along the A170 (Kirkbymoorside to Pickering) take the first left turn into the village of Wrelton. Continue for approximately 200 yards, turning left at the junction past the village pub. Take the next available right hand turn by the small village green with no.1 being on the right hand side.

Viewing Arrangements: Strictly by prior appointment through the Agents:

Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation



Total area: approx. 147.8 sq. metres (1591.4 sq. feet)
1 Wrelton Court, Wrelton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
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
www.rounthwaitewoodhead.co.uk

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