

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747



WHITWELL GRANGE COTTAGE WHITWELL, YORK, YO60 7JU

A well situated four bedroom property with lovely gardens, stables and superb views over the surrounding countryside

Utility Room

Four Bedrooms

Oil Central Heating

Kitchen with Aga

Bathroom

Parking

Dining Room

Shower Room

Extensive Gardens

Sitting Room

Double Glazing

Stables

PRICE GUIDE £575,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Whitwell Grange Cottage is situated on the southern edge of the Castle Howard Estate close to the wonderful 4th Earl's monument and set in lovely gardens (approx 3/4 of an acre) with superb views over surrounding countryside towards the Vale of York. The accommodation is arranged over three floors and briefly comprises; a well equipped breakfast kitchen with Aga, separate utility room with adjoining hall, a spacious dining room, a sitting room with wood burning stove and patio doors to the garden. On the first floor there are three bedrooms and the house bathroom suite with a further bedroom and shower room on the second floor.

Outside the gardens extend to approx. 3/4 acre and benefit from a timber stable block with two stables and a tack room with potential for a variety of uses. Gardens are all enclosed with hedged/fenced boundaries and predominantly laid to lawn with well stocked borders and a raised patio area for sitting out. There is ample parking for several vehicles.

Whitwell Grange Cottage is situated in a very convenient location about a mile and a quarter off the A64 Leeds/York/Scarborough trunk route and within about a fifteen minute drive of the York ring road. There are excellent local facilities in the Market Town of Malton, with a more extensive selection of shops, restaurants, schools and attractions in York. York has a mainline railway station from where London can be reached in under two hours and from where there is a direct service to Manchester Airport.

General Information

Services: Mains water and electricity. Drainage to septic tank. Oil Fired Central Heating (condensing boiler). Electric Aga,

Tenure: Freehold.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

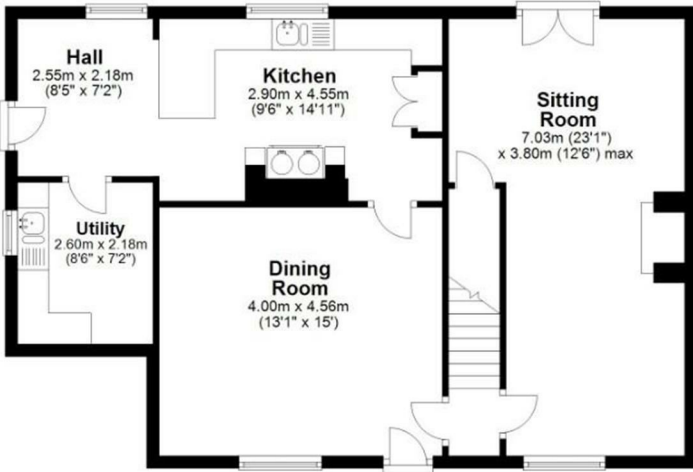
Council Tax: We are informed that the property lies in Band D.



Accommodation

Ground Floor

Approx. 71.3 sq. metres (767.1 sq. feet)



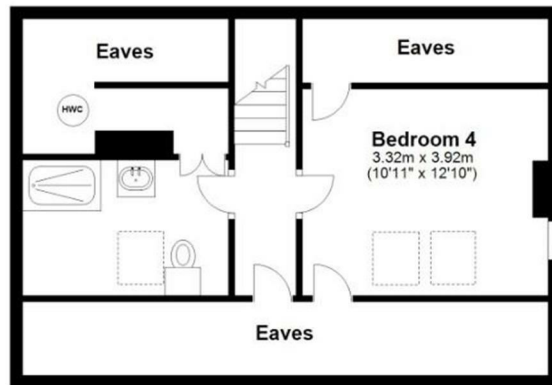
First Floor

Approx. 59.5 sq. metres (640.3 sq. feet)



Second Floor

Approx. 48.5 sq. metres (522.4 sq. feet)



Total area: approx. 179.3 sq. metres (1929.8 sq. feet)

Whitwell Grange Cottage

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 53 | |
| (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.rounthwaite-woodhead.com

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