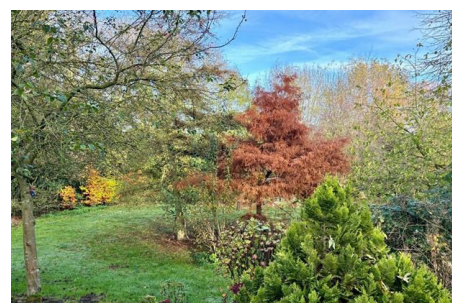
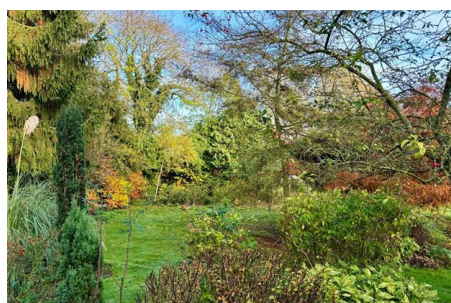


Rounthwaite **R&W** Woodhead

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



LAITHWAITE COTTAGE APPLETON-LE-STREET, MALTON, YO17 6TP

A 3 bedroom stone barn conversion with many attractive features and a spacious garden

Porch	Kitchen	En suite Shower room
Dining Hall	Cloakroom	Exposed beams
Sitting Room	3 Bedrooms	Double Glazing
Conservatory	Bathroom	Large Garden

PRICE GUIDE £350,000

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

Laithwaite Cottage comprises a stone and pantile former barn converted approximately 20 years ago. The front overlooks its garden stocked with many specimen shrubs and trees. The accommodation is interesting and provides an impressive dining hall which adjoins the kitchen and a galleried landing over. The sitting room opens to the conservatory and garden. The ground floor bedroom has an en suite shower room and there are two further bedrooms and house bathroom at first floor level.

The property is adjacent to Barn House (currently under the same ownership) the vendors have created an independent access off Appleton Lane across retained land, the boundaries will be fenced. Note: a new boiler will be required as Laithwaite Cottage shares a biomass heating system with Barn house which will be disconnected.

Appleton le Street lies approximately 4 miles west of Malton via the B1257 where there are a good range of services and facilities including the railway station with links to the Inter City service at York. Primary schooling is available in nearby villages and Secondary schooling in Malton together with a varied range of shops, restaurants, sporting and social clubs.

The village is near to Castle Howard and borders the lovely countryside Howardian Hills ANOB. The A64 is easily accessible providing good road links east and west and the motorway network beyond.

General Information

Services: Mains water and electricity. Connection to main drain.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

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

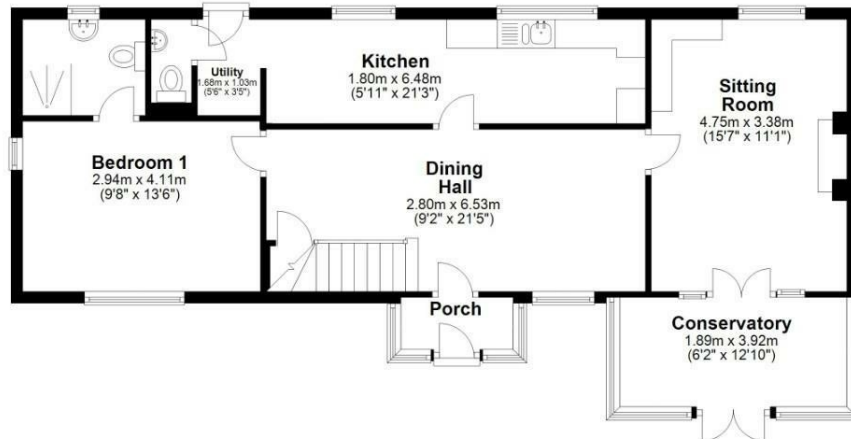
Council Tax: We are informed that the property lies in band 'E'.



Accommodation

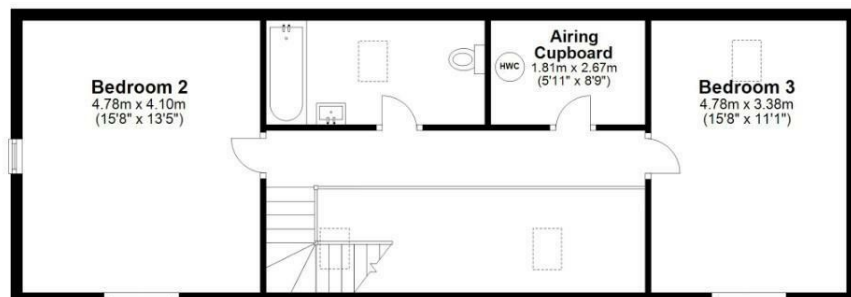
Ground Floor

Approx. 76.5 sq. metres (823.2 sq. feet)



First Floor

Approx. 67.4 sq. metres (725.7 sq. feet)



Total area: approx. 143.9 sq. metres (1548.9 sq. feet)

Laithwaite Cottage, Appleton le Street

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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