

Rounthwaite **R&W** Woodhead

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

EBOR HOUSE TERRINGTON, YORK, YO60 6PP



- 3 bedroom stone cottage for renovation
- Useful range of outbuildings
- Off road parking
- Highly desirable village in Howardian Hills
- Garden to the south

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

Ebor House is situated on the Main Street in the desirable village of Terrington. The cottage is primarily of traditional stone and pantile construction and would benefit from a scheme of repair and improvement. With thought, and subject to necessary consents, re-arrangement of the accommodation to the ground floor in particular could considerably enhance the living area. The outbuildings to the rear offer additional potential and the garden to the rear (south) is of great benefit.

There is vehicle access from South Back Lane (west) and further parking is available to the front of the property which is off road.

Terrington is a delightful and unspoiled village situated in the rolling countryside of the Howardian Hills (ANOB) just to the north of the Vale of York. The village offers a good range of amenities, including a shop and cafe, a doctors' surgery, a village hall, a primary school and the preparatory school (Terrington Hall). There are many recreational pursuits available locally including a good network of public footpaths and bridleways. Whilst the village is in a rural surroundings access to Malton (6 miles) via Castle Howard is straightforward. The City of York is also accessible via Sheriff Hutton or the A64 which in turn provides links to the motorway network. Malton offers a good range of market town amenities and has the benefit of a railway station with links to the intercity service at York.

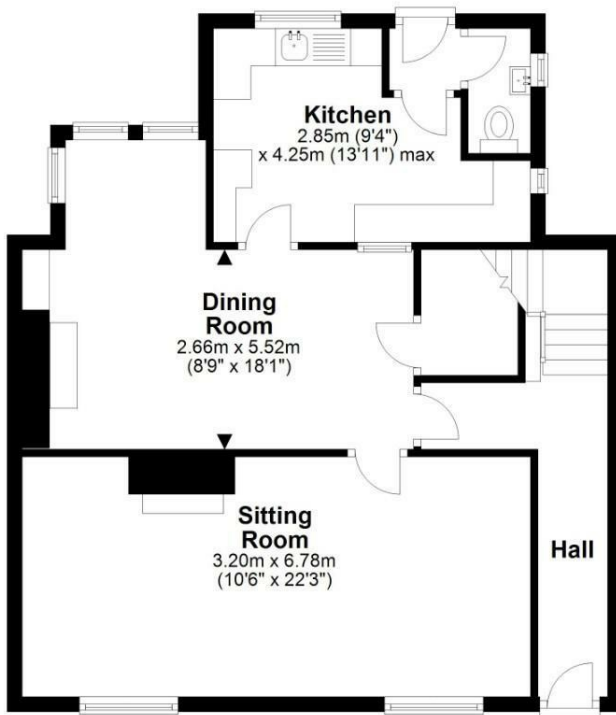
General Information



Accommodation

Ground Floor

Approx. 62.1 sq. metres (668.0 sq. feet)



First Floor

Approx. 47.2 sq. metres (508.5 sq. feet)



Total area: approx. 109.3 sq. metres (1176.6 sq. feet)

Ebor House, Terrington

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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