

# Rounthwaite **R&W** Woodhead

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

## **FERN HOUSE PROSPECT TERRACE, WELBURN, YORK, YO60 7EB**



- ATTRACTIVE STONE BUILT COTTAGE
- GREAT POTENTIAL FOR IMPROVEMENTS
- HIGHLY POPULAR VILLAGE LOCATION
- 3 DOUBLE BEDROOMS
- SEPARATE ENCLOSED GARDEN & BRICK OUTBUILDING
- NO ONWARD CHAIN

**PRICE GUIDE £289,000**

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

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[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

A charming stone-built cottage with a wealth of period features, offering spacious accommodation and excellent potential for improvement. The ground floor includes a sitting room with a wood-burning stove, a separate dining room with open fire, a fitted kitchen, a utility room, a boiler room, and a pantry/store. Upstairs, there are two first-floor bedrooms and a house bathroom suite along with a third bedroom/attic room on the second floor which is split into two rooms.

Outside there is a useful brick store and a separate lawned garden which is accessed via a pathway.

The village of Welburn lies within the Howardian Hills Area of Outstanding Natural Beauty approximately 1 mile from the magnificent Castle Howard and the Aboretum. This friendly village has the benefit of a public house, bakery, a well-supported village hall, a church and well regarded Primary School. The market town of Malton is just 5 miles away with a variety of shops and good eating establishments. There are regular markets and popular food festivals. Additionally Malton has the benefit of a railway station with links to the Intercity service at York.

## General Information



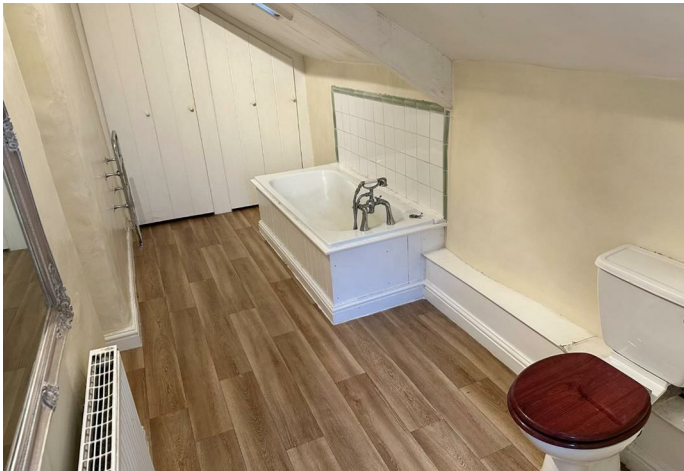
# Accommodation



Total area: approx. 126.0 sq. metres (1356.6 sq. feet)  
**Fern House, Welburn**

| Energy Efficiency Rating                    |           |                                                                                     |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                           |
| Very energy efficient - lower running costs |           |                                                                                     |
| (92 plus) <b>A</b>                          |           | <b>77</b>                                                                           |
| (81-91) <b>B</b>                            |           |                                                                                     |
| (69-80) <b>C</b>                            |           |                                                                                     |
| (55-68) <b>D</b>                            |           |                                                                                     |
| (39-54) <b>E</b>                            | <b>40</b> |                                                                                     |
| (21-38) <b>F</b>                            |           |                                                                                     |
| (1-20) <b>G</b>                             |           |                                                                                     |
| Not energy efficient - higher running costs |           |                                                                                     |
| England & Wales                             |           | EU Directive<br>2002/91/EC                                                          |
|                                             |           |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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