

# Rounthwaite R&W Woodhead

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

**15 CHAPEL ROAD, SETTRINGTON, MALTON, YO17 8NB**



- A PRETTY GRADE II LISTED COTTAGE FOR RENOVATION
- LARGE GARDEN, GARAGE AND STORE
- OVERLOOKS THE GREEN
- 3 RECEPTION ROOMS
- CONSERVATION VILLAGE LOCATION
- EASY ACCESS TO MALTON

**PRICE GUIDE £375,000**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk)

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



## Description

The cottage known as School House faces west and overlooks the village green in this delightful village. Chapel Road is a lovely quiet road that runs off Town Street and borders the green. Constructed primarily of stone with a brick addition the property offers a rare opportunity to modernise and improve (subject to necessary consents). Currently the accommodation offers 3 reception rooms a kitchen and pantry along with 3 double bedrooms and house bathroom. There is vehicular access to the side and a fabulous garden area to the rear offering great scope for the enthusiast and ample space for children to play.

Settrington lies approximately 4 miles south west of Malton to the edge of the Wolds. The village has a Primary School, active sports clubs and social groups, a village hall and many beautiful wolds cottages. The walk along the Beckside is particularly picturesque.

The A64 is accessible at Scagglethorpe and provides good road communications to the east and west towards York and the motorway network beyond. Malton has a railway station with links to the intercity service at York, secondary schooling is available in Norton and Malton and the town has gained regional acclaim for its regular food festival. Numerous recreational pursuits are available in the locality including golf at Malton and Norton and Ganton, tennis and other racket sport and walks in the local countryside and in the village.

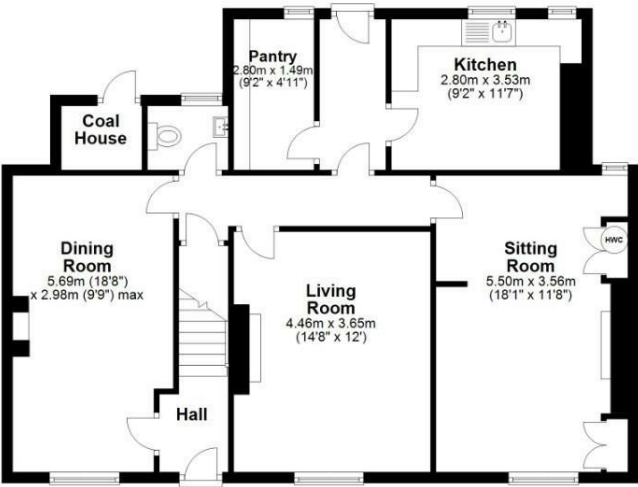
## General Information



# Accommodation

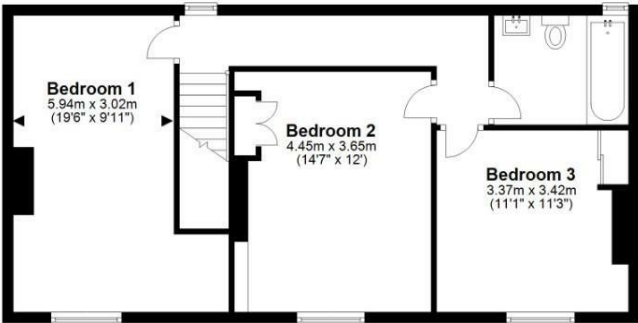
## Ground Floor

Approx. 85.6 sq. metres (921.0 sq. feet)



## First Floor

Approx. 62.7 sq. metres (675.4 sq. feet)




Total area: approx. 148.3 sq. metres (1596.4 sq. feet)  
15 Chapel Road, Settrington

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		25
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) 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  
[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

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