

Rounthwaite **R&W** Woodhead

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

DAIRY COTTAGE, 21 PASTURE LANE, HOVINGHAM, YORK, YO62 4JT



- Exceptional four-bedroom home built in traditional style with contemporary finish
- Located in the sought-after village of Hovingham, within the Howardian Hills National Landscape
- Spacious first-floor sitting room with wood-burning stove and views over open countryside
- Highly efficient air source heat pump with underfloor heating to Ground Floor (EPC Rating B)
- Spacious and stylish dining kitchen with utility/pantry and feature windows/door to garden
- Enclosed, low-maintenance garden with patio, plus garage and off-street parking

PRICE GUIDE £525,000

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

Dairy Cottage is an exceptional contemporary house built in a traditional style and located in the highly desirable village of Hovingham in the Howardian Hills National Landscape. The versatile accommodation is arranged over three floors and has been finished to the highest of standards. There is a superb light and airy dining kitchen with separate utility/pantry and feature windows/door with outlook over and access to the garden, along with a study and WC to the ground floor. To the first floor there is a spacious sitting room with wood burning stove taking full advantage of the view over open countryside. The master bedroom suite has built in oak wardrobes and an en-suite shower room. There are three further double bedrooms and a house bathroom suite. An energy efficient NIBE easily operated air source heat pump provides full central heating (including ground floor under floor heating and radiators throughout the rest of the house) and hot water. Timber double glazed window units throughout.

Outside there is a lovely enclosed garden designed for low maintenance with a paved patio area for sitting out. There is parking and a single garage with powered door, lighting and 7kwh EV charger.

Hovingham lies on the B1257 Malton to Helmsley road, some eight miles from each of these market towns. The village has excellent local facilities and amenities including a good village shop, a highly regarded Michelin starred restaurant, a hotel and a very highly regarded bakery. There is a GP surgery in the village, regular buses to Malton and a popular monthly Farmers Market. There are also excellent facilities in Malton and Helmsley and Hovingham is also within easy reach of York, some 18 miles to the south.

General Information



Accommodation



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		90	
(81-91) B	82		
(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 (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
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