

# Rounthwaite **R&W** Woodhead

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

## SWALLOWS COTTAGE HIGH STREET, HOVINGHAM, YORK, YO62 4LA



- Attractive stone built cottage
- Flexible reception space
- Grade II listed
- Two bedrooms plus home office
- Sought after village location
- Good sized, landscaped gardens

**GUIDE PRICE £325,000**

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

Boasting a prime position on High Street in the ever sought after village of Hovingham, this attractive stone-built cottage is sure to hold wide appeal. The property has been well maintained and much-loved and still holds much of its original charm and character. With spacious accommodation totalling almost 1500 sq ft, there are two well-proportioned reception rooms and good sized kitchen fitted with a range of units. To the first floor are two bedrooms and house bathroom.

Externally, the property benefits from a pretty, enclosed rear garden which is larger than ordinarily expected for such a home. There are several useful outbuildings / stores, the largest of which has previously been used as a home office and offers further flexibility.

Hovingham is well placed for access to York and Malton as well as some of Yorkshire's most celebrated landscapes. The village is well served by many local amenities including a Michelin-starred restaurant, bakery, doctor's surgery and village shop.

Grade II listed, offered for sale with no forward chain.

## General Information

Services: Mains water, electricity. Connection to mains drains.

Council Tax: Band D

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

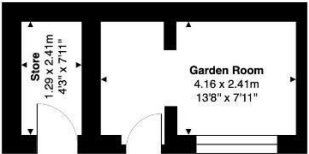
Please note: some photographs of furnished rooms are for illustrative purposes.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



# Accommodation

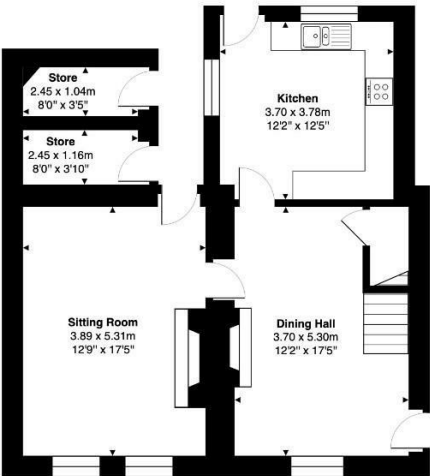
## Swallows Cottage, High Street, Hovingham, YO62 4LA



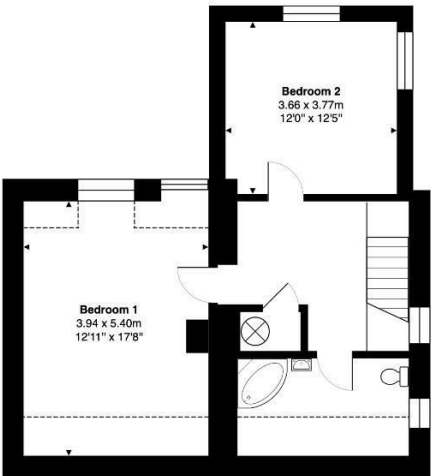
### Gross Internal Areas

Main House: 117.4m<sup>2</sup> ... 1,264ft<sup>2</sup>  
Outbuildings: 20.8m<sup>2</sup> ... 224ft<sup>2</sup>  
Total: 138.2m<sup>2</sup> ... 1,488ft<sup>2</sup>

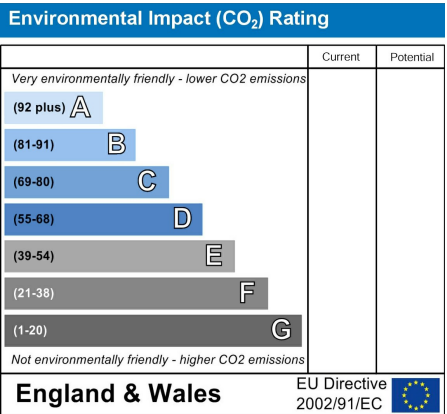
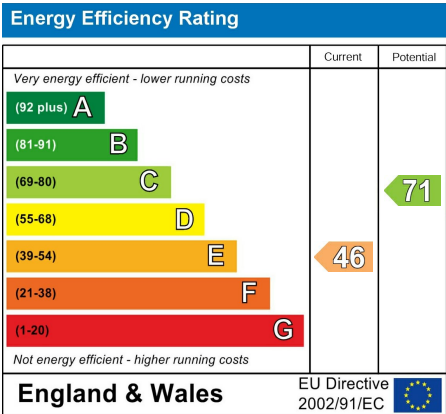
All measurements are approximated for display purposes only and should be independently verified  
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www.matthillier.co.uk



Ground Floor (excluding Stores)  
Gross Internal Area: 58.7 m<sup>2</sup> ... 632 ft<sup>2</sup>



First Floor  
Gross Internal Area: 58.7 m<sup>2</sup> ... 632 ft<sup>2</sup>





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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