

Mark Stephenson's

ESTATE & LETTING AGENTS



Derwent Bank Cottage 49 York Road, Malton, YO17 6AX

£525,000

- Stone and slate detached home
- On the very edge of town
- Extends to approx 1500 sqft
- Outbuilding with great potential
- Extensive mature gardens
- Two principal reception rooms
- Dining kitchen with Aga
- Three bedrooms and en-suite
- Ample parking & large garage

Derwent Bank Cottage 49 York Road, Malton YO17 6AX

A traditional stone and slate detached property on the very edge of town offering generous three bedroom accommodation with large attached outbuilding offering lots of further potential to extend and develop into. A particular feature are the extensive and unrivalled views from the delightful gardens over the Derwent towards the Golf Club and rolling countryside beyond. A private courtyard allows generous parking and gives access to a large attached garage. Two principal reception rooms, dining kitchen, utility. WC, study, three bedrooms, shower room and en-suite bathroom.



Council Tax Band: C



General information

Malton is a popular market town offering a range of local facilities including shops, pubs, excellent schooling and a train station with regular connections to Leeds, Scarborough and York with its regular London services. The A64, which bypasses Malton, provides good access to the East Coast and the west towards York, Leeds and the wider motorway network. In recent years Malton has become a destination for food lovers with regular fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York.

Services

Mains supply of water, electricity, gas and drainage.

Hallway

Front entrance door, staircase leading to the first floor, radiator.

Dining kitchen

With a range of cream base and wall level units, electric Aga oven with gas hob and extractor over, two front facing windows, wood flooring, radiator, double doors into the courtyard.

Reception room (front)

Double aspects from windows at the front and side elevations, two radiators, open fire in traditional period surround, dado rail and picture rail.

Inner hall area

Radiator.

Utility room

Base and wall level units, plumbing for washer, tiled flooring, radiator, door into the WC.

WC

Two piece suite, heated towel rail.

Reception room (rear)

Under floor heating beneath the tiles, side window, picture rail, double doors opening into the courtyard.

Study

Rear window and radiator.

First floor landing

Velux window, built in cupboard.

Bedroom 1

Velux window, built in wardrobes, radiator. Door into the en-suite.

En-suite bathroom

Matching three piece suite and over bath shower, tiled walls and flooring, heated towel rail, radiator and velux window.

Bedroom 2

Traditional style fire surround, exposed roof trusses, built in cupboard, side window with radiator under.

Bedroom 3

Also with traditional fire surround, front facing window with radiator under.

Shower room

Shower cubicle, wash basin, WC, heated towel rail.

Outside space/gardens

Double gates are set back from York Road allowing vehicular access into the courtyard area down to block paving. There is a covered pergola, steps lead down to a large flagged patio area and lead into the gardens which are of a generous size laid essentially to lawn within established boundaries. Summer house and greenhouse at the bottom part of the plot. The entire courtyard, patio and garden enjoy far reaching and uninterrupted views to the south over fields towards Malton & Norton Golf course with the rolling country in the distance.

Outbuilding

Currently in use as a substantial store but offering considerable potential to create further accommodation. The ground floor extends to approx 24ft 3 in length by 18ft 6 wide with internal staircase the first floor space.

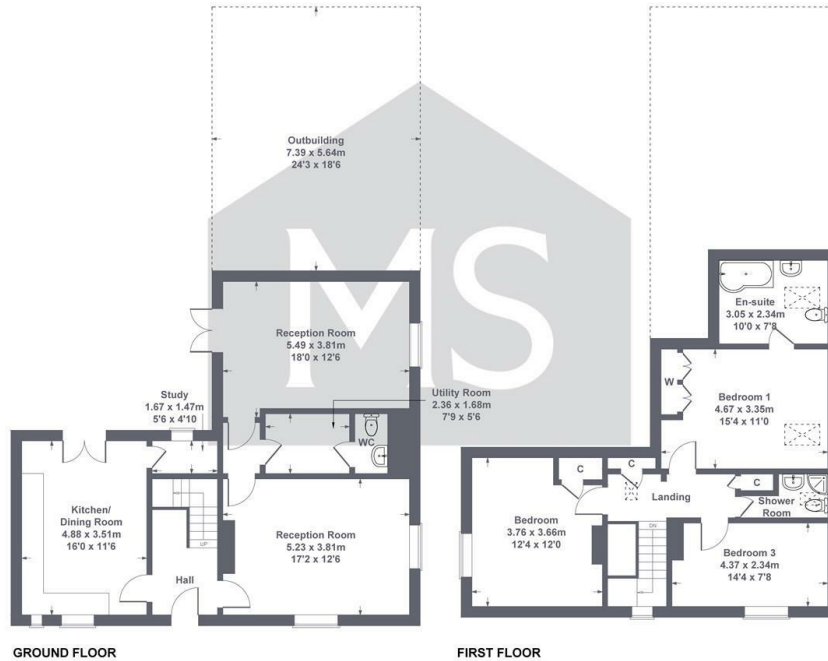
Garage

Attached to the dining kitchen accessed from a remote roller door. Power and light connected, gas central heating boiler and water cylinder.



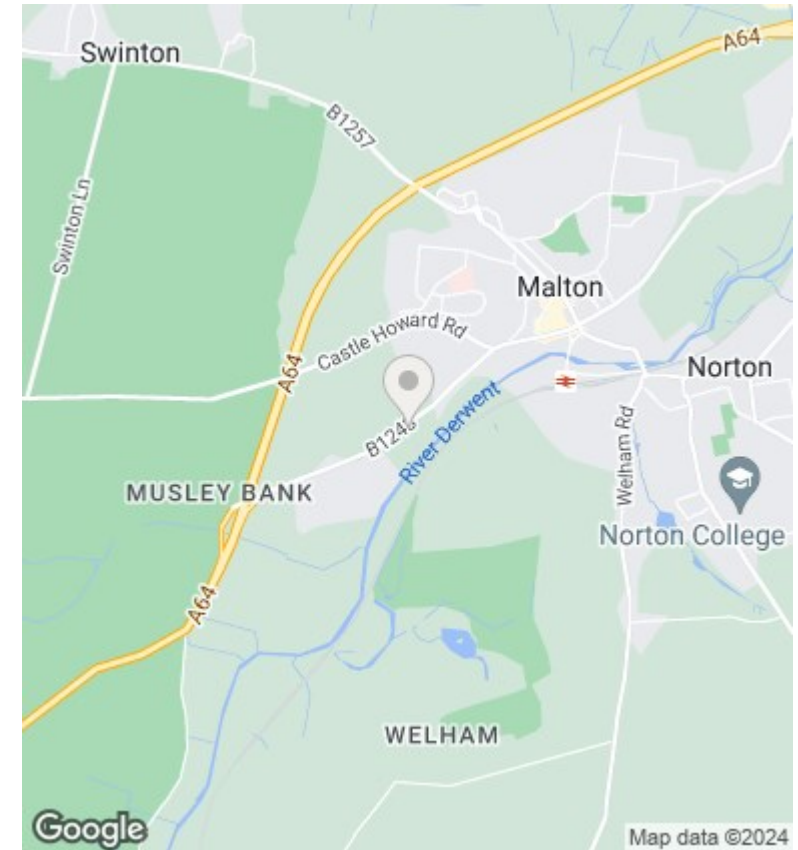


Approximate Gross Internal Area
 House = 1505 sq ft - 140 sq m
 Outbuilding = 465 sq ft - 43 sq m
 Total = 1970 sq ft - 183 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Directions

Derwent Bank Cottage is the very last property on the left side upon leaving the town immediately next to an open grass field.

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	