

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Dale Cottage Weaverthorpe, Malton, YO17 8EX

£535,000

- Four double size bedrooms
- Excellent generous size extension
- Excellent Ground Floor layout
- Parking for multiple vehicles
- Perfect home office/studio/lodge
- Oil fired centrally heated
- Private well established gardens
- Traditional Wolds Village location

# Dale Cottage , Weaverthorpe YO17 8EX

Dale Cottage is a superbly presented 4 bedroom detached house sat in lovely grounds of approaching a third of 1 acre together with a log cabin/home office/studio discreetly tucked down the side. Situated in the picturesque Wolds village of Weaverthorpe the property boasts wide-ranging views of the magnificent countryside.

The property briefly comprises; Entrance Hall, Large Sitting Room, Dining Room/Study, Kitchen with Utility Room off and an impressive full width extension completed in early 2024. Upstairs there are four double bedrooms, the master bedroom having an En-suite shower room. Outside there is parking for multiple vehicles, to the rear there is a large gravelled patio area immediately behind the house into the gardens with a log cabin/home office/studio, summer house, multiple fruit trees and mature shrubs.

The popular village of Weaverthorpe lies within the heart of the Yorkshire Wolds but remains accessible for Driffield (8 Miles), Malton (14 Miles) and the east coast (14 Miles). Amenities within the village itself include, the Blue Bell Inn and The Star Inns, a community centre and The 12th Century Church of St Andrews stands above the village.



Council Tax Band: E



#### Entrance Hall

Front door with glazed windows to the front aspect, radiator.

#### Dining Room/Study

10'5" x 9'6"

Triple glazed wood framed window to the front aspect, radiator.

#### Cloakroom

Radiator, low flush WC, wash hand basin, ceramic tiled floor, part tiled walls and extractor fan.

#### Kitchen

17'1" x 8'7"

Opening to Living/Dining Room, radiator, ceramic tiled floor, range of wall and base units with granite work tops, integrated dishwasher, Rangemaster Cooker, extractor hood Door into utility Room.

#### Utility Room

6'9" x 5'4"

Double glazed wood framed window to the side aspect, ceramic tiled flooring, range of wall and base units with roll top work surfaces, Plumbing for white goods, radiator, oil-fired heating boiler.

#### Sitting Room

24'6" x 10'7"

Triple glazed wood framed window to the front aspect, UPVC French doors leading to the extension, radiator, electric feature fireplace, French doors leading through to Kitchen.

#### Dining/Living Room

27'3" x 12'0"

Laminate Flooring, 2 Radiators, 3 Large Velux Windows, French Doors, Rear Window.

#### Bedroom 1

12'11" x 10'9"

Triple glazed wood framed window to the front aspect, airing cupboard, radiator. En-suite, triple glazed window to the front aspect, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal and extractor fan.

#### Bedroom 2

11'1" x 10'7"

Double glazed wood framed window to the rear aspect, radiator.

#### Family Bathroom

7'6" x 6'2"

Modern white 3-Piece-Suite with plumbed shower, Double glazed window, Extractor fan, Heated towel rail, Laminate flooring, Partially tiled walls.

#### Bedroom 3

11'1" x 10'5"

Triple glazed wood framed window to the front aspect, radiator.

#### Bedroom 4

12'11" x 10'5"

Triple glazed wood framed window to the rear aspect, radiator.

### Studio/Home Office

22'3 x 12'6

### Summer House

22'11" x 12'11"

Substantial timber cabin with full facilities making it ideal for guest accommodation or rental potential, comprising sitting room with kitchen area incorporation a range of wall and base units, granite worktops and Belfast sink, fridge freezer and electric oven. Bedroom with en-suite shower room, including WC, hand was basin, electric heated towel rail and electric shower.

### Outside

Sat within a plot of just under one third of an acre, there is space for multiple cars to park to front of the property on the block paved driveway. The Gardens surround the property to the sides and rear. The rear garden is accessed from the side of the property through a gravelled area that flows around the property and leads to the gardens with multiple fruit trees and mature shrub trees throughout. There is also a summer house.

### Garage

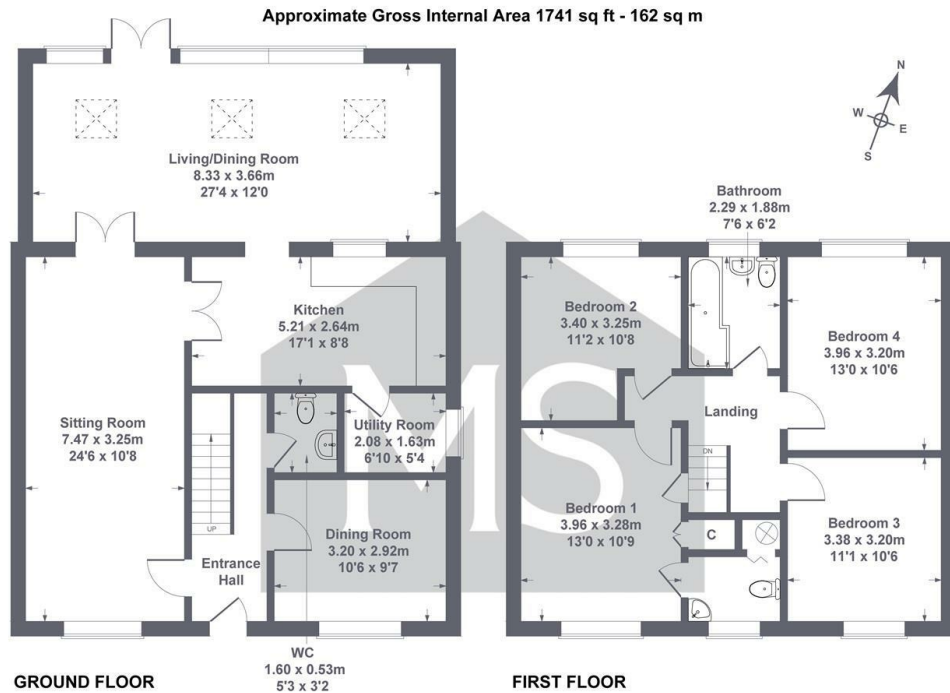
Up and over door, Power and Light, Window to the rear.

### Services

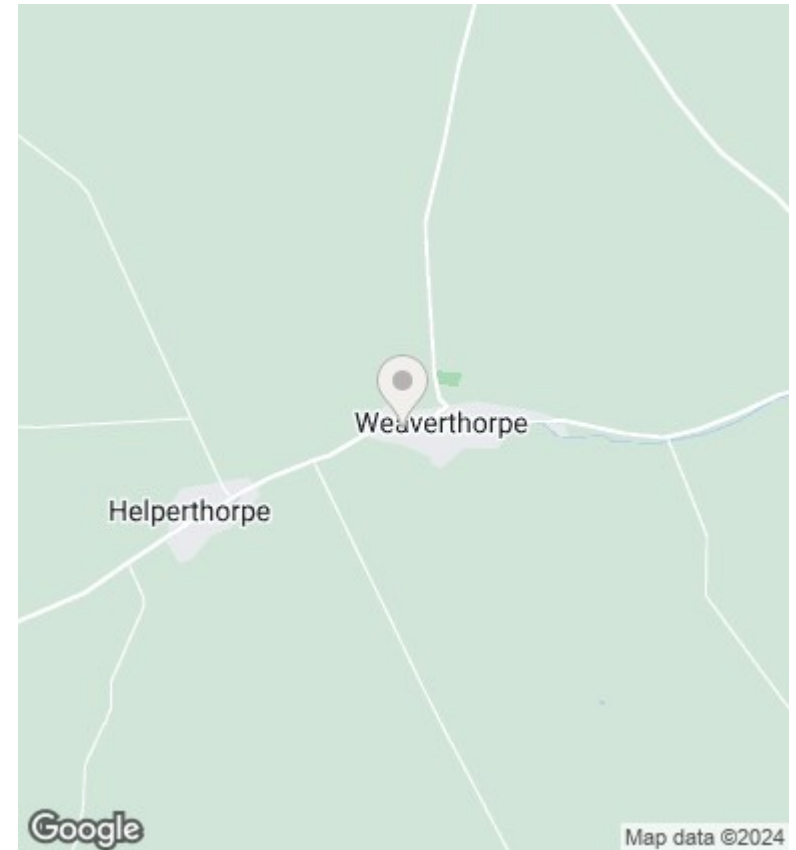
Mains drains, water and electricity.







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

## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	