



The Wash House | Goathland

A charming one bedroom period cottage located on a working sheep farm, in the heart of the North York Moors and less than 1 mile from Goathland.

- A one bedroom period end of terrace cottage
- Ground floor bathroom and double bedroom to the first floor
- Delightful views and rural location on the edge of Goathland village
- No smokers allowed, pets at the landlord's discretion
- A bond equivalent to 5 weeks' rent is required at the commencement of the tenancy
- Entrance porch/utility space, open plan kitchen and living area with open fireplace
- Off-street parking space and small rear courtyard
- To be let on an initial 6 month Assured Shorthold Tenancy
- Usual reference checks apply following an application
- Available February 2026



£600 PCM

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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE PORCH/UTILITY ROOM

12'10" x 4'10" (3.91m x 1.47m)

A timber framed front door leads to the entrance porch/utility room, with plumbing for a washing machine and built-in cupboard housing a Eurostar oil-fired boiler.

OPEN PLAN KITCHEN/LIVING ROOM

16'11" x 14'3" overall (5.16m x 4.34m overall)
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The living area has an open fireplace with stone hearth and timber surround, timber framed double glazed window to the front and two double radiators. The kitchen area is fitted with a range of base and wall mounted units with work surfaces over, 1 & ½ bowl sink and drainer with chrome mixer taps, integrated Lamona oven and grill and 4 ring electric hob over with extractor fan and one double radiator.



BATHROOM

7'10" x 6'1" (2.39m x 1.85m)

A white three-piece suite comprising panelled bath with chrome taps and shower unit over and glazed screen, low flush wc and pedestal wash hand basin. Chrome heated towel rail and double glazed timber framed double glazed window to the side.

TO THE FIRST FLOOR

BEDROOM 1

14'5" x 11'10" (4.39m x 3.61m)

With side aspect timber framed double glazed window, exposed beams, eaves storage cupboards and double radiator.

OUTSIDE

One allocated parking space to the front, and a small hard standing fenced area to the rear.

SERVICES

Mains electricity. Oil-fired central heating. Private water and drainage supplies, included within the rent.



VIEWING

Strictly by appointment with the Agent's Malton Office, BoultonCooper. Tel: 01653 692151.

DIRECTIONS

From our Malton Office, proceed through Old Malton Road and at the main roundabout at the A64, continue straight ahead on to the A169 towards Whitby, for approx. 18 miles, through Pickering and across the North York Moors. After passing RAF Fylingdales, drop down the hill over Eller Beck and as you climb up the hill beyond, take the next left turn signposted to Goathland. Continue down the hill, over the river and under the railway bridge past Moorgates Cottages. As the road climbs beyond the railway, Thornhill Farm is on your right hand side and clearly identified by our BoultonCooper 'to let' board; turn right down the farm track and follow it into the farmyard. The Wash House is at the far end of the row of cottages.

COUNCIL TAX BAND

We are verbally informed the property lies in Band A. Prospective tenants are advised to check this information for themselves with Scarborough Borough Council: 01723 232323.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC document can be viewed at our Malton office.

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COUNCIL TAX BAND

A

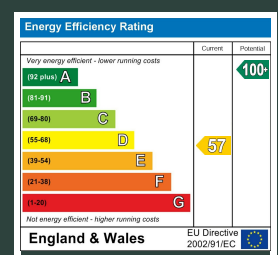
ENERGY PERFORMANCE RATING

D

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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