

WILLOW COTTAGE, 2 STATION COTTAGES WATER LANE, LOW HUTTON



An extremely pretty and well-appointed stone-built cottage offering spacious two double bedroom accommodation in a unique, rural setting with far-reaching views across the Derwent Valley.

Entrance hall, sitting room, study/occasional third bedroom, dining kitchen, boot room, first floor landing, two double bedrooms & house bathroom.

Electric central heating. Hardwood double-glazed windows.

Attractively landscaped gardens. Lovely views.

Picturesque rural situation yet within a 5-minute drive of nearby amenities in Malton.

No onward chain.

GUIDE PRICE £350,000

Willow Cottage is a pretty, link-detached cottage enjoying a unique situation with far-reaching views across the Derwent Valley. The property, which is constructed of solid limestone walls beneath a clay pantile roof, retains a wealth of character both inside and out.

Its accommodation, which amounts to almost 930sq.ft, briefly comprises entrance hall, sitting room with log burning stove, a study or occasional third bedroom, dining kitchen and a useful boot room. At first floor level there are two double bedrooms and an updated house bathroom. In addition to a full electrical re-wire, all windows have been renewed with hardwood double-glazed units, and a new electric central heating boiler has been installed.

The front of the cottage features a well-established wisteria, and overlooks an extremely pretty garden with lawn, well-stocked shrub borders, several fruit trees and a good quality garden shed. Enclosed by a picket fence, a handgate opens onto a gravelled path which leads past neighbouring cottages to link up with Water Lane, where parking is available. To the rear of the property is a narrow strip of ground, which borders a grass paddock studded with mature trees, across which vehicular access is permitted, by way of a nominal annual fee. Overall, the cottage enjoys a peaceful setting with terrific views, in a rural village which is within a five-minute drive of Malton.

Low Hutton is a scenic, no-through village, one of two small hamlets which make up Huttons Ambo, a classic, rural village located on the slopes of the Derwent valley on the southern boundary of the Howardian Hills National Landscape. Despite its rural setting, the village benefits from high-speed broadband, making it an ideal base for anyone looking to work from home. For those keen on countryside walks, there are numerous options from the doorstep, including a path that crosses the suspension bridge and follows the River Derwent all the way to Malton. There is convenient access to the A64 providing quick links to Malton - a first-rate market town with excellent amenities and railway station with regular services to York, from where London can be reached in less than 2 hours. The City of York is an easy commute, just 15 miles south-west, with its medieval Minster and comprehensive range of facilities.

ACCOMMODATION

ENTRANCE HALL

3.4m x 1.6m (11' x 5'3")

Staircase to the first floor. Exposed beams. Understairs cupboard. Tiled floor. Radiator.

SITTING ROOM

4.3m x 3.4m (14'1" x 11'2")

Cast iron wood burning stove by Town & Country Fires of Pickering, set on a stone flagged hearth within an exposed brick chimney breast, with a log store to one side. Exposed beams. Painted floorboards. Two wall light points. Television point. Casement window to the front with window seat and another to the rear with shutters. Radiator.



STUDY / OCCASIONAL THIRD BEDROOM

3.4m x 2.0m (11'2" x 6'7")

Casement window to the front with window seat.
Radiator.



DINING KITCHEN

3.8m x 3.6m (12'6" x 11'10")

Range of kitchen cabinets with granite work surfaces, incorporating a Belfast sink. Multi-fuel range cooker with extractor hood. Quarry tile floor. Exposed beams. Partially exposed stonework to one wall. Casement window to the front and another to the rear, with shutters. Radiator.



BOOT ROOM / UTILITY

3.7m x 2.0m (12'2" x 6'7")

Range of kitchen cabinets incorporating a stainless steel sink unit. Automatic washing machine point. Dishwasher point. Space for a tumble dryer. Roof light. Doors to the front and rear. Radiator.



FIRST FLOOR

LANDING

Two casement windows to the front, one with window seat and another with shutters. Wall light point. Loft hatch. Electric radiator.



BEDROOM ONE

3.8m x 3.6m (12'6" x 11'10")

Velux roof light to the rear. Casement window to the front. Radiator.



BEDROOM TWO

3.5m x 3.3m (11'6" x 10'10")

Fitted hanging rail. Cupboard housing the electric central heating boiler. Casement window to the front. Radiator.



HOUSE BATHROOM

2.8m x 2.4m (max) (9'2" x 7'10")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Loft hatch. Casement window and Velux roof light to the rear. Heated towel rail. Radiator.



OUTSIDE

Willow Cottage enjoys an especially pretty garden, which lies to the front and features lawn, a York stone patio, several fruit trees and colourful borders, stocked with a variety of flowering shrubs and perennials. A good quality timber garden shed is included in the sale, providing useful storage. The garden is securely enclosed and enjoys some delightful views, beyond the nearby railway line. There is a further strip of garden to the rear of the cottage, which faces west and borders parkland.





GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Electric central heating.

Council Tax: Band: D (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

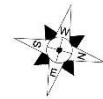
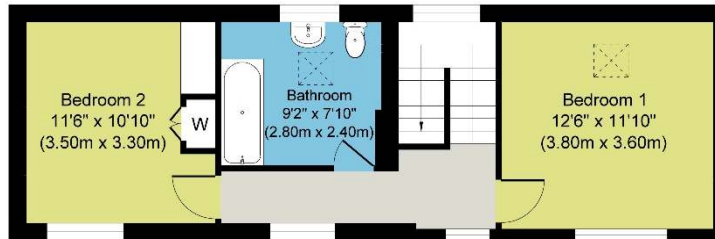
Post Code: YO60 7HQ.

EPC Rating: Current: F25. Potential: C72.

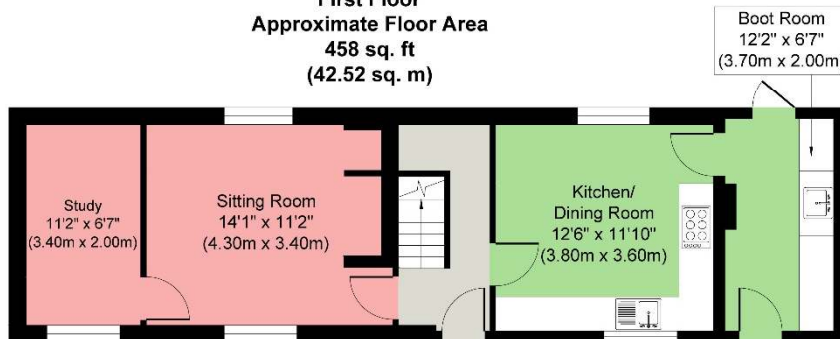
Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



First Floor
Approximate Floor Area
458 sq. ft
(42.52 sq. m)



Ground Floor
Approximate Floor Area
541 sq. ft
(50.23 sq. m)