

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



ROSETREE COTTAGE, MALTONGATE, THORNTON DALE, YO18 7SD

A surprisingly spacious character property just a short walk from the village amenity

Entrance

Sitting Room

Dining Room

Kitchen

Ground Floor Shower Room

Utility

Three First Floor Bedrooms

House Bathroom

Second Floor Bedroom 4

Study

Gas Central Heating

Rear Walled Garden

PRICE GUIDE: £365,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Rosetree Cottage is a charming, stone built, end terrace, Grade II listed village property. It has a modest Easterly frontage which belies its spacious and luxurious nature. The property is situated within the North York Moors National Park and is believed to date back to the 1700's. It is a comfortable short walk to the shops and amenities in Thornton's centre and only a five minute car drive to the most picturesque Dalby Forest.

The cottage is packed with character and original features such as Yorkshire sandstone flagged floors, exposed internal stonework and ceiling beams. Heating is provided via a modern central heating system and condensing combination boiler which was recently upgraded in 2018. The accommodation is spread over three floors. The Ground floor has a large front reception room with HETAS certified wood burning stove, a separate dining room/snug and a large kitchen with built in fridge and freezer and old terracotta pan tile floor. A good sized laundry/utility room, with fitted cupboards and ceramic sink, adjoins the ground floor shower room/WC and also provides access to the rear garden via French doors. The First floor has three bedrooms served by a luxurious family bathroom with free standing bath, shower, WC and double wash basin. A centrally heated airing cupboard provides useful storage. A staircase (with storage) to the Second floor attic, affords access to a further two rooms which offer flexibility to provide either; a further two bedrooms or one bedroom with an adjacent study/playroom.

Outside to the rear, a pleasant walled courtyard garden flagged with authentic Yorkshire sand stone slabs presents a relaxing setting to catch the afternoon sun or entertain 'al fresco'. The garden benefits from outside mains power and hosepipe connection. There is lockable gated access to the garden from 'Barnes Yard'.

General Information

Location: Thornton le Dale is a 'picture postcard' village that lies within the North York Moors National Park at the foot of Dalby Forest. The market town of Pickering lies some 4 miles to the west and Scarborough, Whitby and York are all within half an hours drive. The popular market town of Malton is only fifteen minutes drive away where the rail network connects to York, Leeds and Manchester. Thornton le Dale has a good range of local amenities including a baker, post office, newsagent and general store, doctors surgery, chemist and grocery store. It also has a vibrant village community, pubs, cafes and restaurants. The village primary school is Ofsted rated good as is the nearby secondary school, Lady Lumley's in Pickering. The popular public schools, Scarborough College and Terrington Hall School are half an hours drive away. Maltongate begins from its centre extending into open countryside and excellent walks.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Gas central heating.

Council Tax: We are informed by Ryedale District Council that this property falls in band D.

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

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering, YO18 7AA. Tel: 01751 4872800.

Directions: Travelling into Thornton le Dale from a Westerly (Pickering) direction take the first available right turn after the traffic lights, sign posted Maltongate. Continue for a few hundred yards with Rosetree Cottage being on the right hand side, before the right turn turn up Roxby Terrace. YO18 7SD



Accommodation



Total area: approx. 126.5 sq. metres (1361.1 sq. feet)
Rosetree Cottage, Thornton le Dale

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
53	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
44	
EU Directive 2002/91/EC	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD