



Peter
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ESTATE AGENTS

**End Cottage, 16, Chimney Bank
Rosedale, York YO18 8SE
Guide Price £385,000 to £435,000**

www.peterillingworth.co.uk
Freehold, EPC Band F
Property Tax Band B

Occupying a truly enviable elevated position high above the picturesque Rosedale Valley, End Cottage is a charming three-bedroom detached stone cottage boasting breathtaking panoramic views across the North York Moors National Park.

The property offers deceptively spacious accommodation of over 1,000 sq.ft., including a generous kitchen/dining room, an impressive sitting room with stunning views, three bedrooms and a family bathroom. Outside, the cottage benefits from an enclosed courtyard together with useful outbuildings and stores, elevated gravelled patio with lawn beyond.

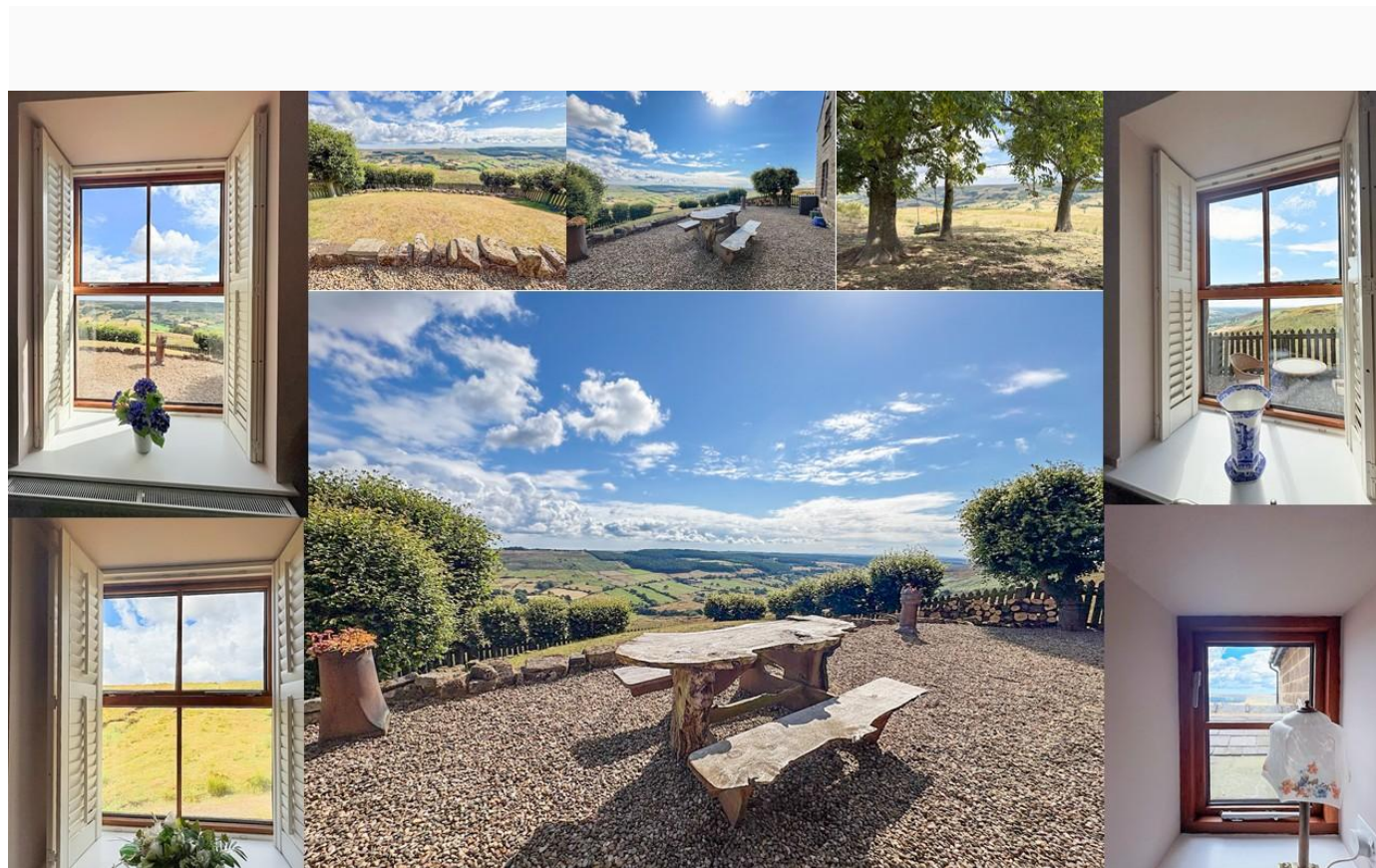
The spectacular setting is undoubtedly one of the property's greatest assets. From its elevated position on historic Chimney Bank, the cottage enjoys far-reaching views stretching across the surrounding countryside, creating a wonderful sense of peace and seclusion whilst remaining part of a welcoming rural community.

Rosedale is one of the North York Moors' most sought-after villages, renowned for its dramatic scenery, excellent walking, cycling and outdoor pursuits. Local amenities include a village church, community facilities, cafés and public houses, whilst the market towns of Kirkbymoorside, Pickering and Helmsley are all within convenient driving distance and provide an excellent range of shops, schools, leisure facilities and everyday services.

Whether as a permanent residence, country retreat or holiday home investment, End Cottage represents a rare opportunity to acquire an attractive period cottage in an outstanding National Park location with some of the most captivating views in North Yorkshire.

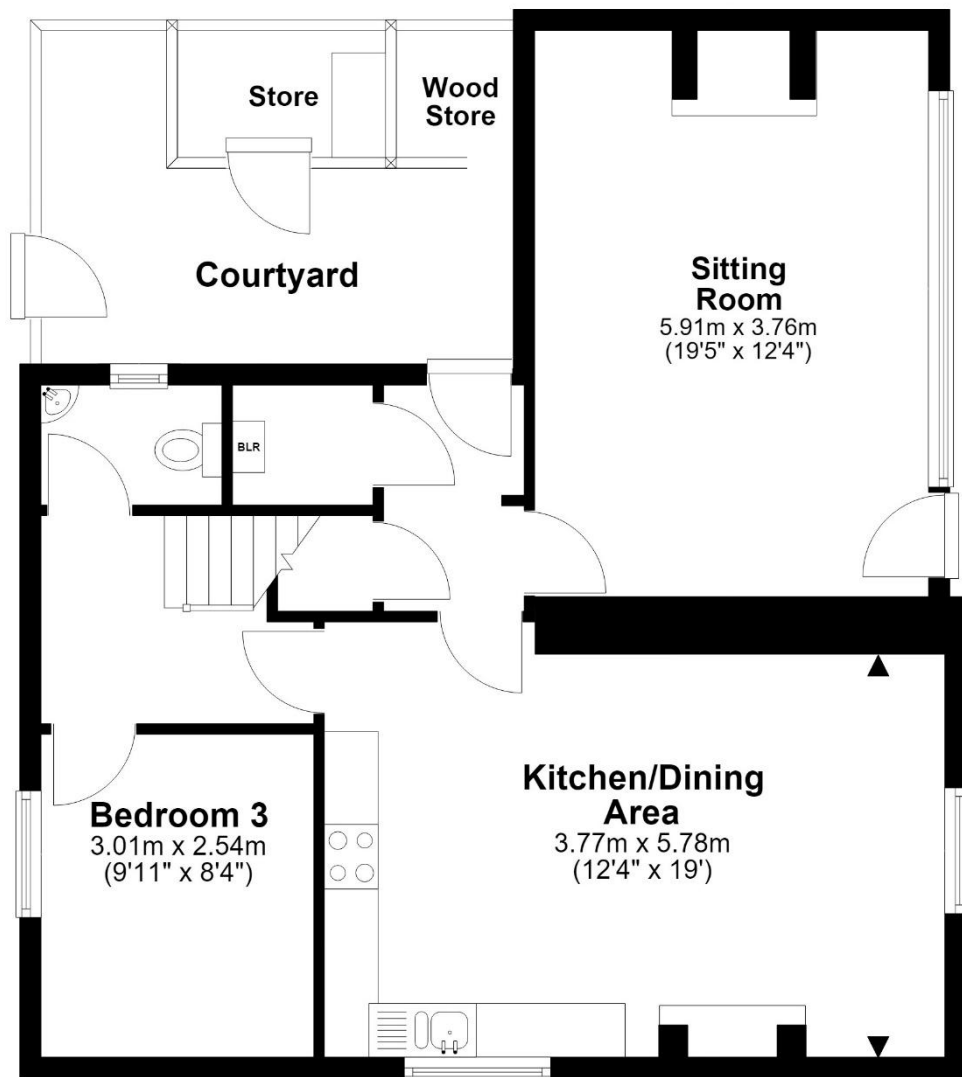
Key Features • Stunning elevated views across Rosedale Valley

- Character stone detached cottage
- Three bedrooms
- Spacious kitchen/dining room and sitting room plus cloakroom
- Courtyard and useful stores
- Located within the North York Moors National Park
- Ideal main home, holiday cottage or investment property



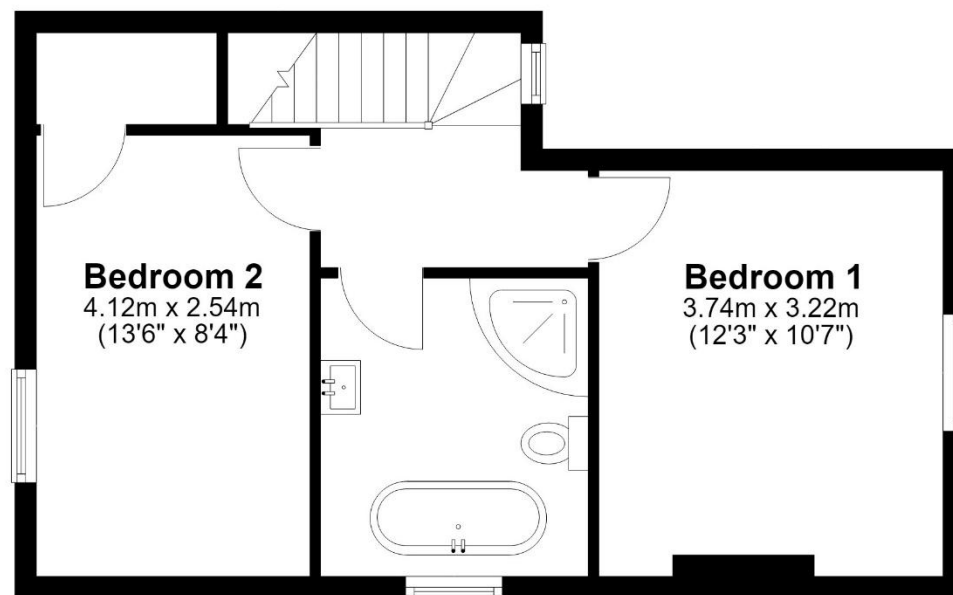
Ground Floor

Approx. 64.6 sq. metres (695.1 sq. feet)
(excluding Courtyard, Store, Wood Store)



First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Total area: approx. 102.1 sq. metres (1098.8 sq. feet)

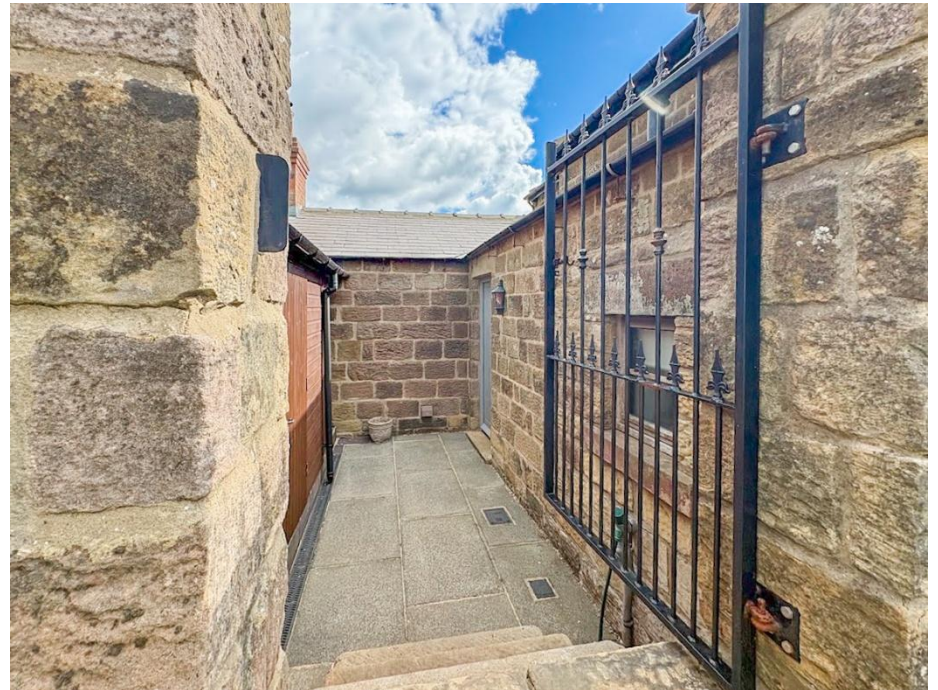
16 Chimney Bank Cottages, Rosedale

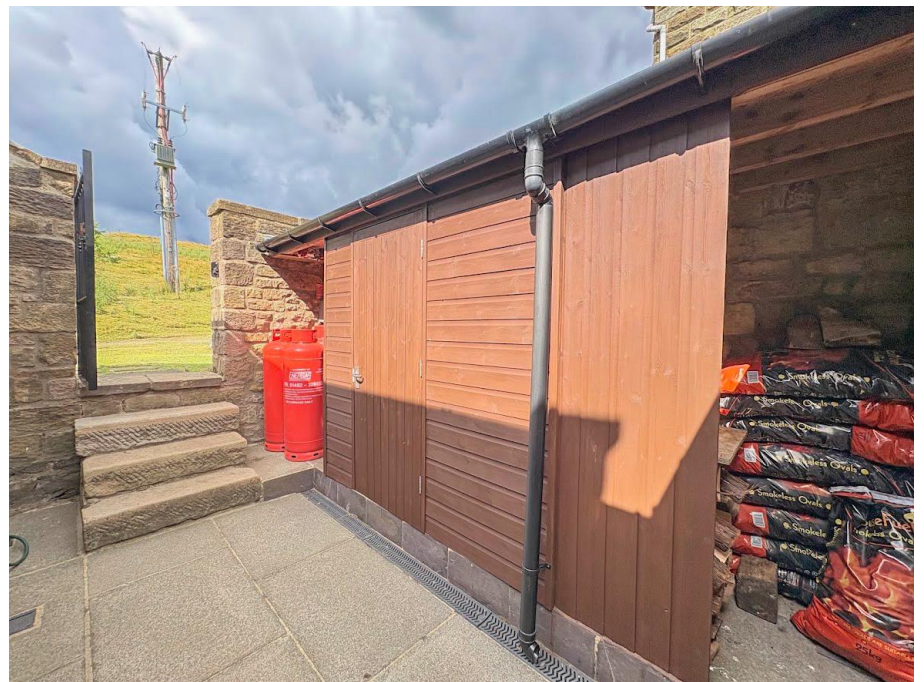
For information purposes, not to scale











Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Spring water, shared private drainage, LPG are laid on.

Notes:

A fine of £41 p.a. is payable to the Court Leet and car parking for three vehicles £30 p.a.

Spring Water stored in storage tanks about 150 metres away, responsible for 25% of the maintenance.

Right of Way with shared maintenance from the top of Rosedale Chimney Bank.

EPC: Band F

Property Tax: Band B

Broadband:

Basic 1Mbps, Ultrafast 1800 Mbps

Mobile Coverage:

EE, Vodafone and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///stability.stands.debate

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Photography: By Peter Illingworth

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.

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