

# ROUNTHWAITE & WOODHEAD

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



**4 PRIMROSE VILLAS, ROSEDALE ABBEY, YO18 8SE**

**A sweet stone cottage surrounded by picturesque countryside**

**Living Kitchen**

**uPVC Double Glazing**

**Parking**

**Shower Room**

**Night Storage Heaters**

**Splendid Views**

**Two Double Bedrooms**

**Front Garden**

**EPC Rating E**

**PRICE GUIDE: £210,000**

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

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Rosedale Abbey, once a bustling, sooty, noisy hive of industrial activity is now a place of peace and quiet, beauty, fresh air, great walking, good food and more history than you can imagine! Rosedale Abbey is a pretty moorland village located in a stunning valley in the heart of the North York Moors National Park, an area of rolling hills and deep valleys. The village consists of a collection of quaint, former miners cottages, two pubs, tea rooms and a village shop for basic every day essentials.

4 Primrose Villas lies along the road leading towards the hamlet of Thorgill and from virtually every window there are stunning views towards the village of Rosedale Abbey and over surrounding countryside. Built circa 1875, this semi detached stone and slate property sits proud on a slightly elevated plot with a well stocked cottage garden in front and a flagged patio to its side, both 'framed' by stunning countryside. Detached from the cottage is a private gravelled parking area for the benefit of the four Primrose Villas cottages. Inside the cottage there is an open plan living kitchen with an adjoining shower room is on the ground floor. Upstairs there are two double bedrooms.

## General Information

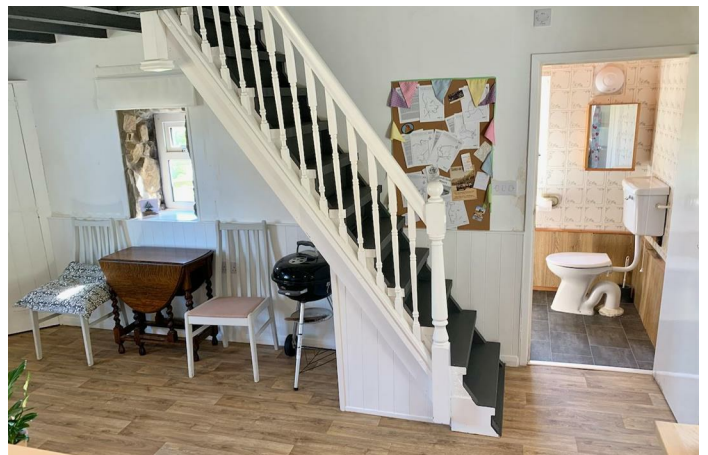
Services: Mains water and electricity are connected. Connection to private sewage treatment plant. Electric night storage heating.

Council Tax: We are informed by Ryedale District Council that the property falls in band B.

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

Viewing: Strictly by appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone 01751 472800

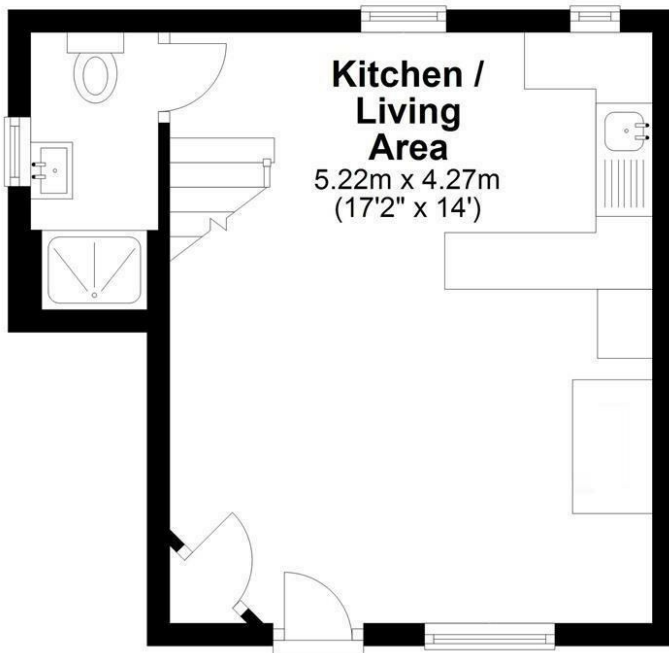
Directions: Once in the village of Rosedale, take the road towards Chimney Bank. Turn right opposite the White Horse Inn, onto Thorgill Lane and the property is situated on the left hand side just a few hundred yards from this junction and next to Rosedale golf course. What3Words - ///gained.meant.engulfing



# Accommodation

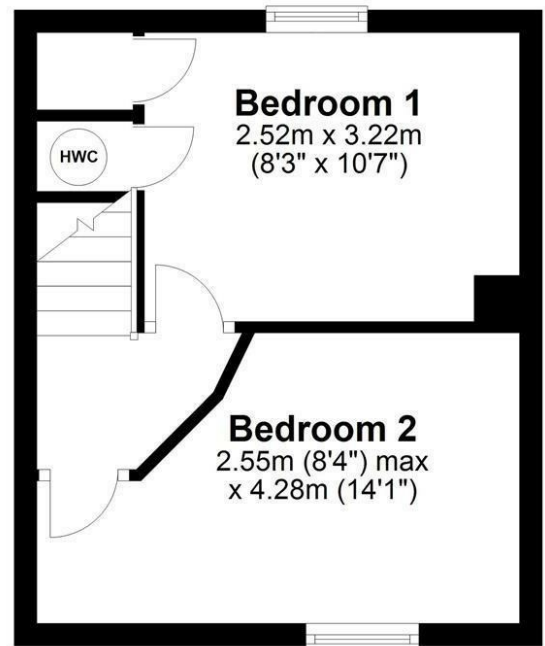
## Ground Floor

Approx. 25.3 sq. metres (272.4 sq. feet)



## First Floor

Approx. 22.2 sq. metres (238.7 sq. feet)



Total area: approx. 47.5 sq. metres (511.1 sq. feet)

### 4 Primrose Villas, Rosedale

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>100</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>43</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>100</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>25</b>	
EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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