



Caleys Cottage Moor Lane Myton On Swale  
York, YO61 2RA  
**£350,000**

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BOASTING A RURAL OUTLOOK WITH OPEN COUNTRYSIDE VIEWS TO THREE SIDES ON THE OUTSKIRTS OF THIS PICTURESQUE VILLAGE A SURPRISINGLY SPACIOUS THREE BEDROOM COTTAGE NOW IN NEED OF COMPLETE REFURBISHMENT WITH POTENTIAL TO EXTEND (STP) SET WITHIN GENEROUS GARDENS EXTENDING TO 0.23 OF AN ACRE OR THEREABOUTS WITH EASE OF ACCESS ONTO THE A19

Mileages: Easingwold – 8 miles, York – 18 miles, Boroughbridge – 8 miles Thirsk 14 miles, A1M 9 miles (Distances Approximate).

Reception Lobby, Sitting Room, Kitchen/ Diner. Utility/ Pantry and Bathroom WC

First Floor Landing; Two Double Bedrooms, Third Bedroom/ Study

Outside: Drive with Off-Road Parking, Generous Front Garden, Useful Brick Built Store, Lean-to and side gardens in all extending to in the region of 0.22 of an acre

A part glazed PVC door opens into single storey LOBBY, its dual aspect PVC windows offers open views. From here, a four panel timber door leads into the RECEPTION HALL, where a turned staircase rises to the first floor.

A braced timber door opens into the KITCHEN/ DINER a generous and practical room fitted with a range of wall and base units, tiled mid range and offering space and plumbing for both a washing machine and dishwasher, along with room for a low level fridge freezer and a freestanding electric cooker. A wood burning stove sits to one side, adding character, while the LPG boiler is positioned within an alcove. Windows frame pleasant views over the front and side gardens, extending towards rolling countryside with a peaceful rural backdrop.

A further braced door from the reception hall leads through to the SITTING ROOM, where wood grain effect flooring runs underfoot and a PVC window to the front is complemented by a matching window to the side. A feature open fire sits within the chimney breast, accompanied by a low timber plinth built into the alcove.

Returning to the reception hall, two braced doors open into a PANTRY AND UTILITY SPACE, tiled underfoot and fitted with PVC windows overlooking the lean to at the rear, with distant views beyond.

Ground floor BATHROOM fitted with a three piece suite including a corner bath with electric shower over, fully tiled walls, a pedestal wash basin, low suite WC and a chrome vertical towel radiator and a frosted window to the side.

The staircase rises past a PVC window that captures impressive panoramic views, the landing marked by a sturdy timber beam running its length and giving a sense of age.

BEDROOM ONE opens via a braced door into a well proportioned room with an open cast iron fire, mantle and granite effect hearth. A double glazed PVC window overlooks the side aspect, offering far reaching countryside views, while timber ceiling beams add character.

BEDROOM TWO mirrors the proportions and charm of the first, with equally striking rural views and exposed beams running throughout.

BEDROOM THREE with open countryside views, offers versatility as a single bedroom or study.





OUTSIDE, the property is approached along a gravel driveway divided by mature hedging and accessed through a six-bar gate into an impressively sized front garden. Predominantly laid to lawn and enclosed by hedging and part picket fencing, it provides a generous sense of privacy and arrival.

To the rear, a timber framed lean to offers sheltered storage, alongside a brick built outbuilding with further storage space. An adjoining double kennel, enclosed with mesh fencing and access doors, sits to one side. The rear and side garden is low maintenance with patio area, creating a peaceful space from which to enjoy the surrounding countryside.

LOCATION - Myton on Swale is a quiet village centering around the village church. Local amenities are available in Helperby (1 mile), with easy access to the Georgian Market Town of Easingwold, Boroughbridge and Thirsk. where there are more extensive amenities available, and it is also convenient for access to the A19 and A1M for travel further afield. The village of Helperby is a short distance away, with village hall sports/cricket grounds, primary school, butchers, GP Surgery, public houses and train stations at Thirsk and Northallerton providing regular services to York and Leeds with rapid service to London Kings Cross, Newcastle and Edinburgh.

POSTCODE - YO61 2RA

TENURE - FREEHOLD

COUNCIL TAX BAND – C

SERVICES - Mains Water, Electricity, Drainage unknown and LPG Fired Heating

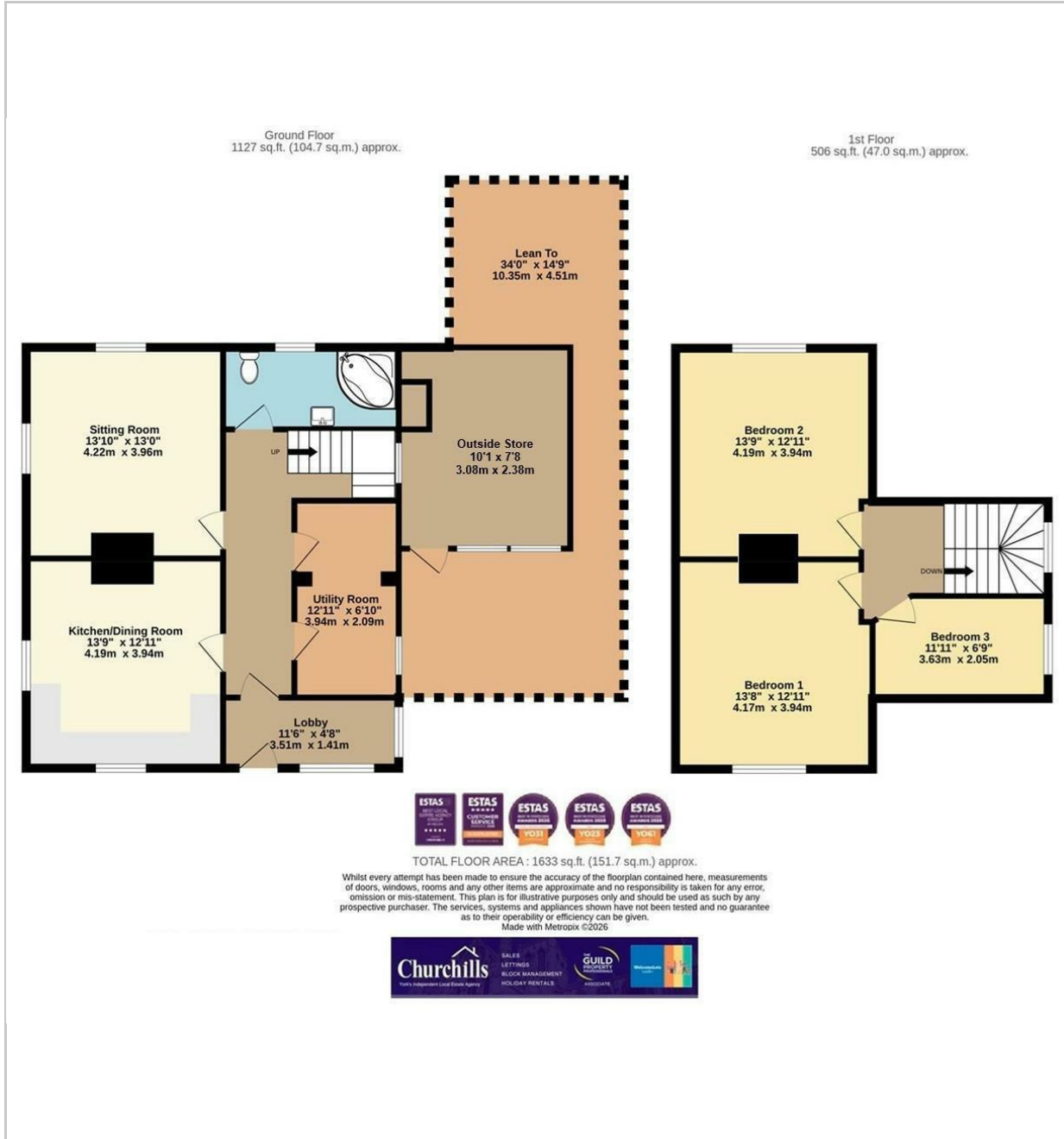
Directions - From our Easingwold office, proceed north along Long Street and continue onto York Road (A19). After approximately 3 miles, turn left signposted Tholthorpe. Continue into the village turning right by the duck pond continue to the end of the Main Street which briefly adjoins Back Lane and onto Myton Lane. Follow this until you reach the crossroads going straight over toward Myton On Swale. Proceed for approximately 1 mile where upon the property can be found on the right hand side.

VIEWINGS: Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01423 326889 or 01347 822800 - Email: [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com)

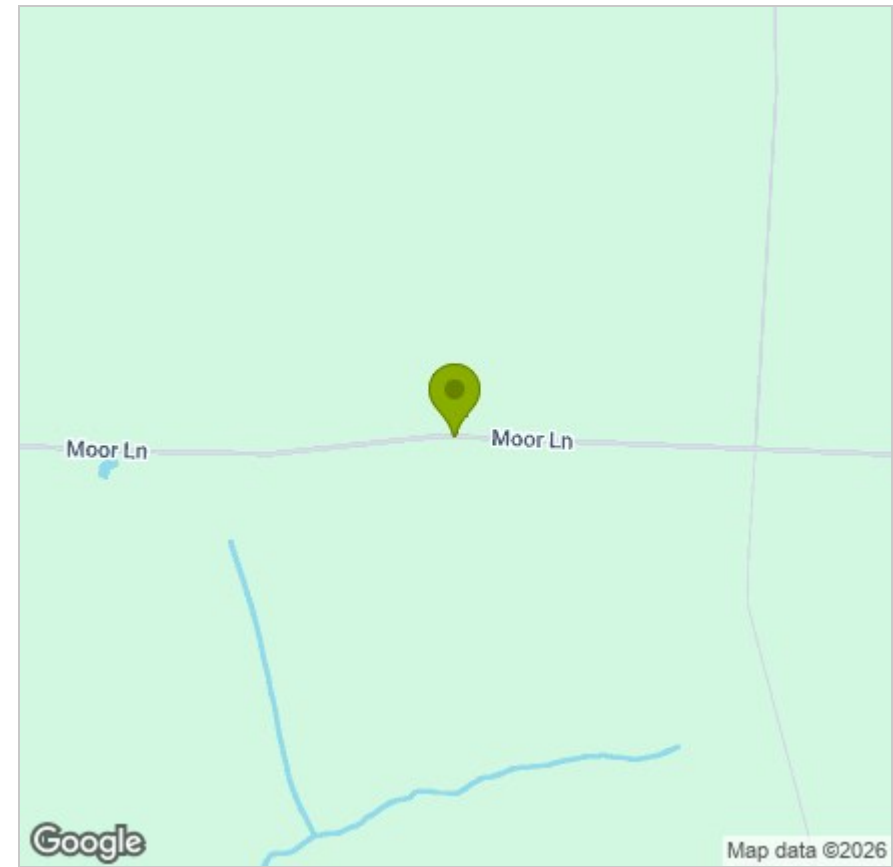
Agents Notes: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>13</b>	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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