Rounthwaite R&W Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747









BOA VISTA, R/O 21 WEST END, KIRKBYMOORSIDE, YO62 6AD

An appealing property tucked away in the heart of the market town of Kirkbymoorside with a lovely south facing garden

Entrance Hall	**Sitting Room**	**Kitchen/Dining Room**
Cloakroom	**Double Bedroom**	**Bathroom**
Gas Central Heating	**Garden Room**	**EPC Rating: C**

GUIDE PRICE £185,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk **www.rounthwaite-woodhead.com**

Description

A rather special and individual one-bedroom cottage, tucked away in a peaceful setting just off West End, Boa Vista (Portuguese for 'beautiful view') is a property full of character, history and charm.

Formerly a stable and carriage house with a hay loft above, the property was converted in 1995 to create the interesting and surprisingly spacious home we see today. Constructed of brick beneath a pantile roof, access is via a shared passageway leading off the main street, making this something of a hidden gem.

Inside, the property retains plenty of its original character, with exposed beams, sliding sash windows and a host of features. The rooms are generously proportioned, offering a real sense of space for a one-bedroom cottage. Whilst the kitchen and bathroom fittings would now benefit from some updating, there is considerable scope for a new owner to modernise and personalise the accommodation to their own taste.

Outside, the property enjoys a particularly attractive, south facing walled garden, laid mainly to lawn, together with a raised stone patio – a lovely spot to sit and enjoy the sunshine. With a little imagination and some creative planting, this delightful outdoor space could be made even more special, with pleasant views across neighbouring gardens.

Whether you are looking for an individual first home, a characterful holiday retreat or an investment opportunity, Boa Vista offers something a little different. An interesting and deceptively spacious cottage with bags of potential, tucked away in a surprisingly private and sunny setting.

General Information

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

Council Tax: North Yorkshire Council - B

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 Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034

Kirkbymoorside is a bustling market town situated at the foot of the North York Moors National Park, renowned for its strong local community and attractive surrounding countryside. The town provides a good range of everyday amenities, whilst the beautiful North Yorkshire Moors and numerous attractive villages are readily accessible.

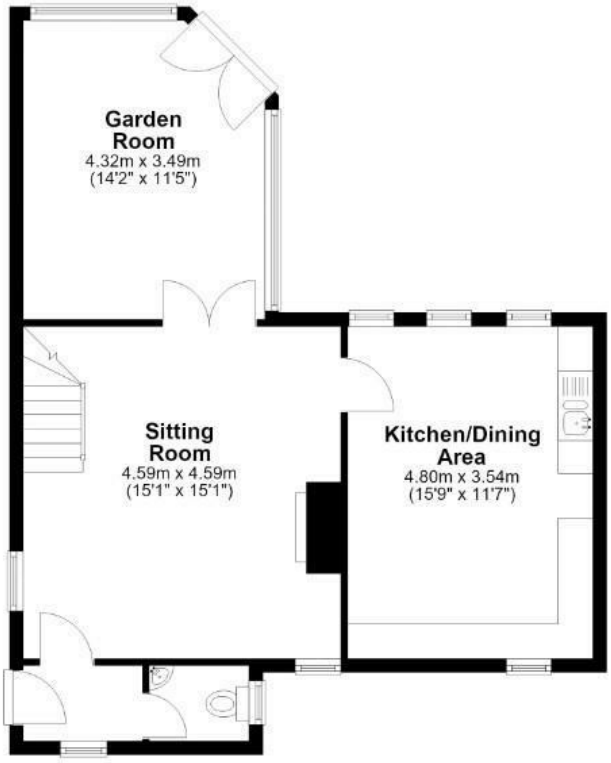




Accommodation

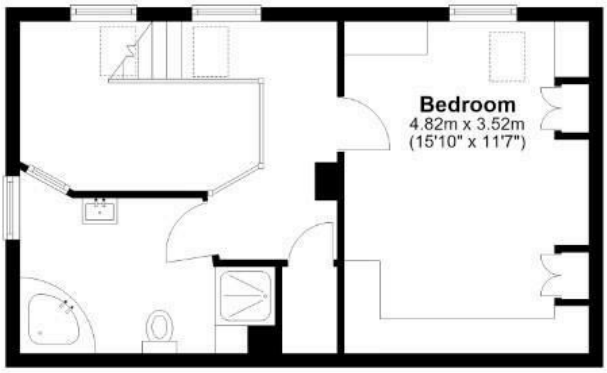
Ground Floor

Approx. 57.2 sq. metres (615.2 sq. feet)



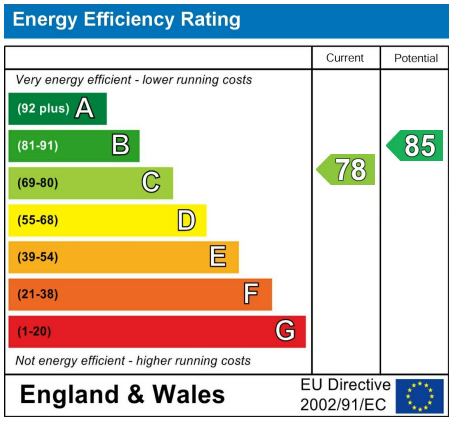
First Floor

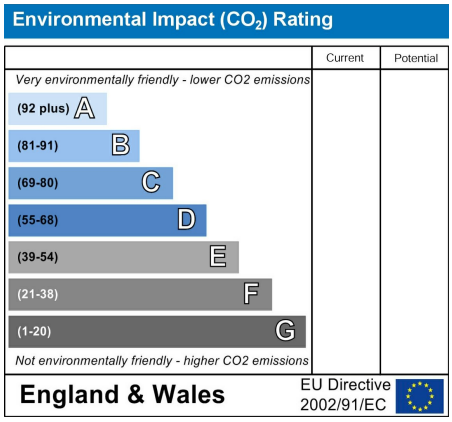
Approx. 39.5 sq. metres (425.1 sq. feet)



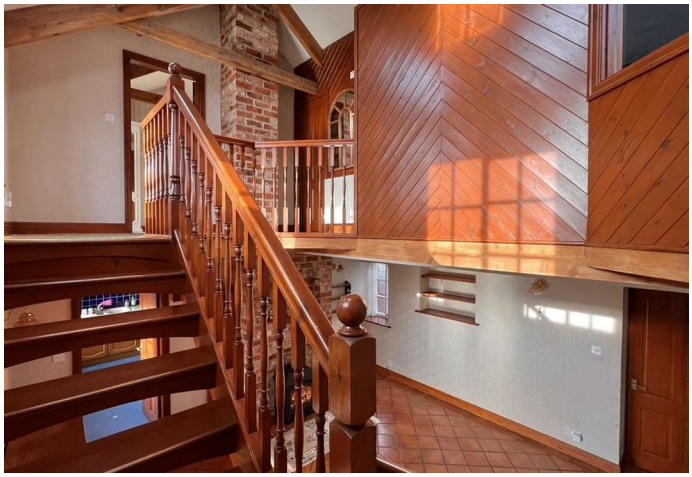
Total area: approx. 96.6 sq. metres (1040.3 sq. feet)

Boa Vista, West End, Kirkbymoorside












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.