

# ROUNTHWAITE & WOODHEAD

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



## HILLCREST NEWTON-ON-RAWCLIFFE, PICKERING, YO18 8QA

**A charming and surprisingly spacious terrace cottage  
with an enclosed and private South Westerly facing garden**

**Entrance Hall**

**Dining Room**

**Kitchen**

**Sitting Room**

**Rear Lobby**

**Shower Room**

**Utility Room**

**Three Bedrooms**

**Bathroom**

**uPVC Double Glazing**

**Oil Fired Central Heating**

**Generous Rear Garden**

**Summer House**

**On Street Parking**

**EPC Rating E**

**PRICE GUIDE: £350,000**

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

Hillcrest is a delightful mid terrace character cottage located near the top of the village with an Easterly front aspect. It is a stone under a pantile roof property that offers a surprising amount of accommodation whilst also boasting a considerably large rear garden. From the entrance hall there is a good sized dining room with exposed ceiling beams that links to a fitted kitchen that has been replaced by the current owners. From this side of the cottage there is one of two staircases that accesses the primary bedroom which is currently used as an extra sitting room. To the other side of the property is a sitting room with an open fire and a cast iron antique range. The second staircase rises from here to also get to the first floor, its three double bedrooms and the house bathroom. To the rear of the cottage, on the ground floor, there is another shower room and a separate utility room that also houses the boiler.

Outside the rear garden is mostly down to lawn flanked, with herbaceous/shrub beds. Towards its end is an area designated as a kitchen garden with cultivated raised vegetable beds and some fruit trees. There is also a pleasant south facing summer house and an array of other timber framed sheds.

## General Information

**Location:** Newton Upon Rawcliffe is an attractive, quiet village four miles North of the Market town of Pickering. Mentioned in The Domesday Book, Newton is a traditional North Yorkshire village of stone and pantile cottages and farms built round the wide green and duck pond. It has a pleasant pub, church, chapel and playing field with hard court. Lying partially inside The North York Moors National Park, the village has many pleasant walks, bridleways and spectacular views over Newtondale. There is a good range of shops, schools and services available in Pickering and from here there are excellent road links to the East Coast and The City of York. There is a train station at the nearby town of Malton that runs to York and the Intercity service beyond.

**Services:** Mains water and electricity are connected. Connection to mains drains. Oil fired central heating

**Council Tax:** We are informed by North Yorkshire Council that Hillcrest falls into band D

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

**Directions:** On approaching Newton from the Pickering direction Hillcrest can be found at the top end of the village, past the duck pond and located on the left hand side. Postcode (YO18 8QA)

What3Words ///given.wider.baguette

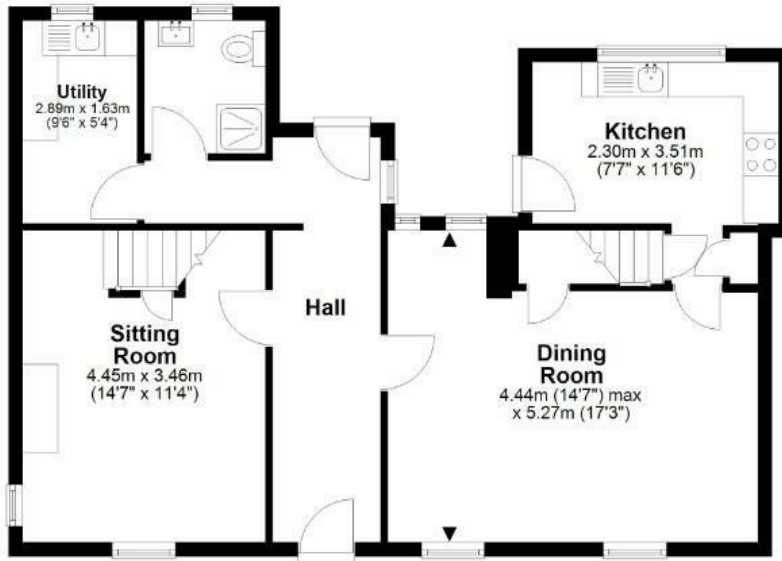
**Viewing Arrangements:** Strictly by prior appointment through the Agents:  
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone 01751 472800



# Accommodation

## Ground Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



## First Floor

Approx. 49.5 sq. metres (532.3 sq. feet)



Total area: approx. 116.9 sq. metres (1257.8 sq. feet)

### Hillcrest, Newton on Rawcliffe

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>	
(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>64</b>
	<b>42</b>
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</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	
EU Directive 2002/91/EC	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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