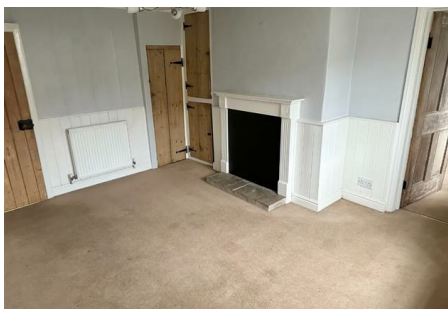


Rounthwaite R&W Woodhead

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

FERN HOUSE PROSPECT TERRACE, WELBURN, YORK, YO60 7EB



- ATTRACTIVE STONE BUILT COTTAGE
- OFF STREET PARKING FOR ONE SMALL CAR
- HIGHLY POPULAR VILLAGE LOCATION
- 3 DOUBLE BEDROOMS
- SEPARATE ENCLOSED GARDEN & BRICK OUTBUILDING
- NO ONWARD CHAIN

PRICE GUIDE £250,000

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 charming stone-built cottage with a wealth of period features, offering spacious accommodation and excellent potential for improvement. The ground floor includes a sitting room with a wood-burning stove, a separate dining room with open fire, a fitted kitchen, a utility room, a boiler room, and a pantry/store. Upstairs, there are two first-floor bedrooms and a house bathroom suite along with a third bedroom/attic room on the second floor which is split into two rooms.

Outside there is a useful brick store and a separate lawned garden which is accessed via a pathway.

The village of Welburn lies within the Howardian Hills Area of Outstanding Natural Beauty approximately 1 mile from the magnificent Castle Howard and the Aboretum. This friendly village has the benefit of a public house, bakery, a well-supported village hall, a church and well regarded Primary School. The market town of Malton is just 5 miles away with a variety of shops and good eating establishments. There are regular markets and popular food festivals. Additionally Malton has the benefit of a railway station with links to the Intercity service at York.

General Information



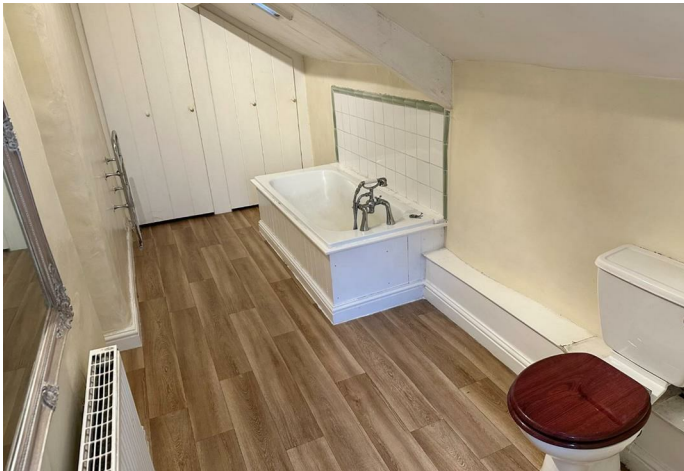
Accommodation



Total area: approx. 126.0 sq. metres (1356.6 sq. feet)
Fern House, Welburn

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

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



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.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead