

ROSE COTTAGE, 5 HUNGATE BROMPTON BY SAWDON



A delightful stone character cottage, providing attractive and well-presented accommodation, pretty cottage garden to the rear, garage and off-street parking.

Over 1,100 ft² of accommodation

Entrance Hall - Dining Room – Sitting Room – Breakfast Kitchen – Snug/Study – Utility Room - Cloakroom

Two double bedrooms – House bathroom

Generous cottage garden to the rear with greenhouse and summerhouse.

Garage – Off street parking.

GUIDE PRICE £335,000

Rose Cottage is a charming Grade II listed character cottage, situated within the well regarded and sought after village of Brompton-by-Sawdon. Situated at the end of a terrace positioned towards the top of Hungate, the property has a number of attractive period details including original Yorkshire flagstone floors and beamed ceilings, but the accommodation has been modernised and extended and in all amounts to over 1,100 square feet of well-presented and adaptable space.

In brief: entrance hall, dining room and sitting room with multi fuel stove. To the rear is the breakfast kitchen with and to the side is a cosy snug or useful home office. Adjoining the kitchen is a very useful utility room and separate cloakroom. Upstairs are two good sized double bedrooms and the house bathroom which has a modern white suite.

To the rear is a very pretty cottage garden with open views over fields to the rear and there is off street private parking and a detached garage with workshop space.



LOCATION

Brompton is an unspoilt, rural village of mainly stone and pantile cottages, lying some nine miles east of Pickering and eight miles west of Scarborough. The village is particularly well served with a highly regarded butcher with village shop, wine bar and church. There is also a Primary School graded as Good by Ofsted located within the village and an active Village Hall with a range of clubs and activities such as a gardening club, craft club and various fitness classes amongst others. The Brompton Beck rises at the southern edge of the village and makes a charming pastoral scene. Much of the village lies within a Conservation Area and is characterised by pretty period cottages, the historic All Saints Church and Brompton Lake which is well stocked with wild brown trout and where there is abundant wildlife to be found.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Half glazed panelled front door with window light overhead. Quarry tiled floor. Radiator. Panelled walls to part. Stairs to the first floor.

DINING ROOM

3.60 m (11'10") x 2.73 m (8'11")

Sash window to the front. Original flagstone floor. Part boarding. Beamed ceiling. Understairs fitted cupboard. Radiator.



SITTING ROOM

4.36 m (14'4") x 3.74 m (12'3")

Sash window to the front. Beamed ceiling. Wide, original floorboards. Radiator. Recess with shelving. Newly fitted cast iron wood burning stove with stone flagged hearth and inset oak beam mantelpiece. Television point.



BREAKFAST KITCHEN

4.90 m (16'1") x 3.00 m (9'10")

Range of fitted base and wall kitchen cabinets with butcher block worktops, incorporating a Belfast sink. Gas and electric cooker point. Radiator. Two velux roof lights. Radiator. Automatic dishwasher. Quarry tiled floor.





SNUG/STUDY

3.00 m (9'10") x 2.14 m (7'0")

Velux roof light. Casement window to the rear and side. Radiator. Recess with shelving.



UTILITY ROOM

1.74 m (5'9") x 1.40 m (4'7")

Base and wall units incorporating single bowl stainless steel sink. Quarry tiled floor. Window to the rear.

CLOAKROOM

1.46 m (4'9") x 1.00 m (3'3")

Low flush WC. Wash hand basin. Ladder towel rail. Extractor fan. Quarry tiled floor.

FIRST FLOOR

BEDROOM ONE

3.97 m (13'0") x 3.58 m (11'9")

Stripped floorboards. Radiator. Yorkshire sliding sash window with window seat. Exposed beams. Fitted over stairs cupboards. Television point.



BEDROOM TWO

4.00 m (13'1") x 2.82 m (9'3")

Stripped floorboards. Radiator. Yorkshire sliding sash window with window seat. Exposed beams.



BATHROOM

2.94 m (9'8") x 1.52 m (5'0")

Bath with shower overhead and a tiled surround. Low flush WC. Pedestal wash hand basin. Travertine tiled floor. Velux roof light. Extractor fan. Chrome heated ladder towel rail. Fitted linen cupboard. Recessed lights.



GARDEN & GROUNDS

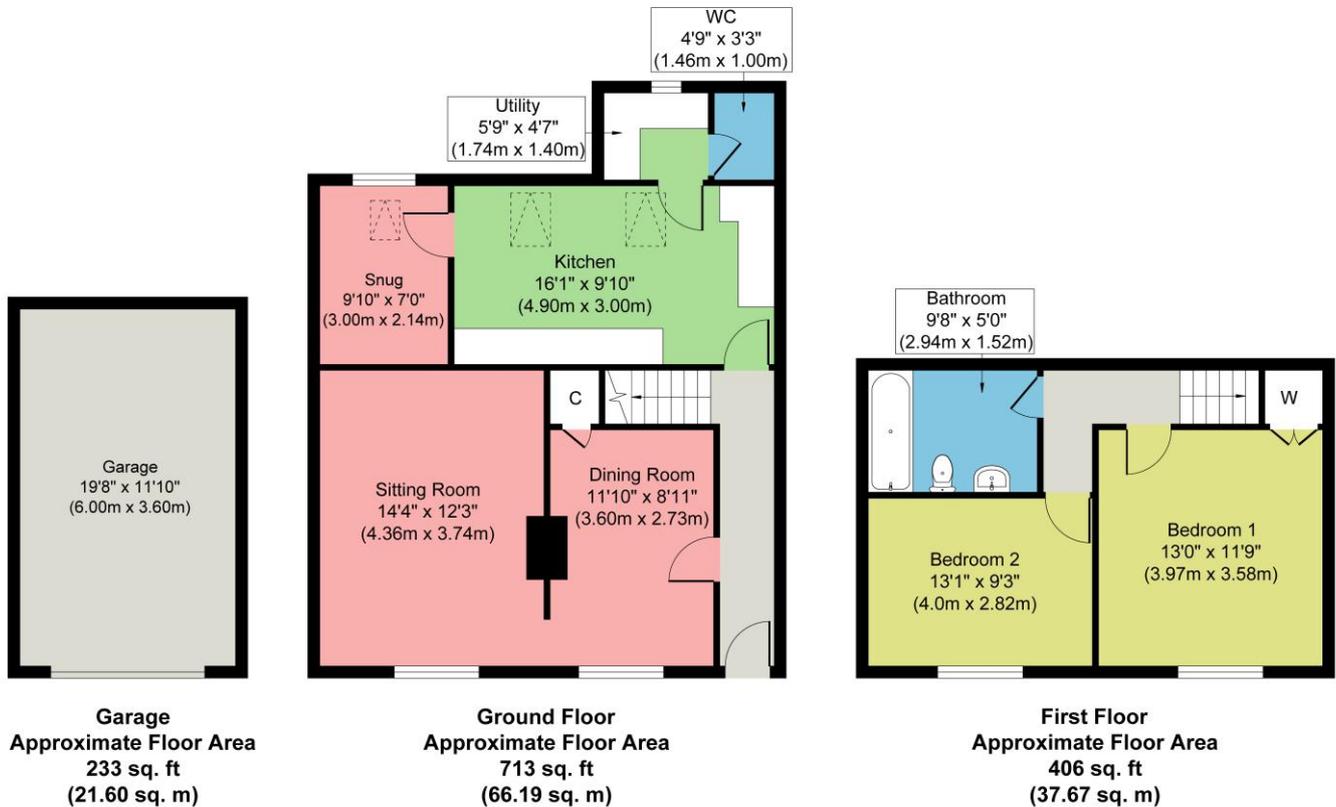
Rose Cottage has pretty and well-established garden and grounds which lie to the rear of the cottage. From the kitchen door there is an enclosed courtyard area with a path leading up to the garden. The garden is of a good size and combines a pretty lawned area upon which stands a well-placed summer house and a vegetable and soft fruit garden with greenhouse. There is private off-street parking and a detached single garage with workshop space.

GARAGE

6.00 m (19'8") x 3.60 m (11'10")

Window to the front. Fitted workshop area. Electric light and power. Overhead storage.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

- Services: Mains water, gas, drainage and electricity.
 Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.
 Council Tax: D
 Post Code: YO13 9DW
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Please note: There is a vehicular and pedestrian right of way for No 5 to cross over the driveway of No3 allowing access from Hungate
 EPC: TBC

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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