

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
- GREAT POTENTIAL FOR IMPROVEMENTS
- 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



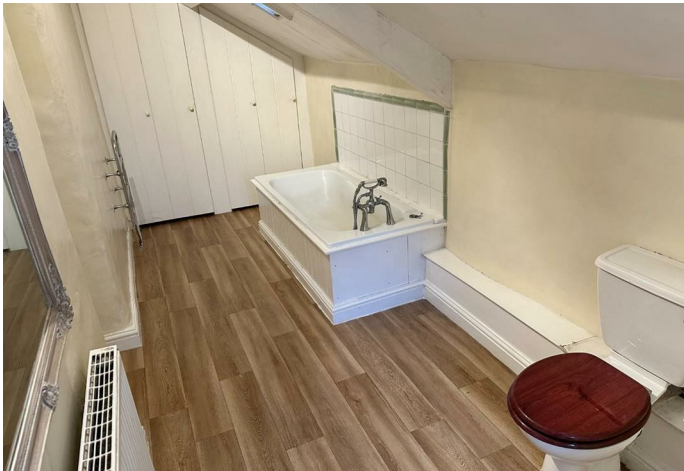
Accommodation



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	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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