

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



'PENNY PIECE', 41-43 PIERCY END, KIRKBYMOORSIDE, YO62 6DQ

**An immaculate period cottage in the heart of the town
with an extensive and glorious garden that without doubt, steals the show**

Sitting Room

Dining Room

Kitchen

Pantry

Sun Room

Conservatory

4 Bedrooms

Bathroom

Shower Room

Summer House

Plenty of Garden Storage

EPC Rating D

GUIDE PRICE £450,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

Just a short stroll from the heart of this ever-popular market town, this charming mid-terrace stone and pantile cottage offers a rare and delightful combination of character, comfort, and truly exceptional outdoor space.

Originally two period cottages, the property has been thoughtfully combined to create a deceptively spacious home that retains its cosy, cottage feel while providing versatile accommodation. Inside, you'll find two inviting reception rooms, each full of warmth and character, alongside a practical kitchen complete with pantry. A sun room and conservatory to the rear invite the outside in, offering peaceful spots to relax and enjoy views of the garden throughout the seasons.

Upstairs, the property offers four bedrooms, along with both a bathroom and separate shower room, making it well-suited to family living or those seeking extra space for guests, grandchildren or home working.

While the cottage itself is beautifully presented—clearly cherished and maintained to an excellent standard—it is the garden that truly sets this home apart. Extending far beyond what one might expect, this remarkable outdoor space has been lovingly cultivated over the past 25 years to create a rich and rewarding haven for any gardening enthusiast. Bursting with established planting, structure, and endless potential, it is quite simply a gardener's paradise.

This is a home that offers the best of both worlds: a charming and well-kept period cottage in a prime location, paired with an extraordinary garden that must be seen to be fully appreciated.

General Information

Services: Mains gas, electricity and water are connected. Connection to mains drains. Gas fired central heating.

Council Tax: North Yorkshire Council - band D

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

Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26, Market Place, Kirkbymoorside. Telephone: 01751 430034/472800

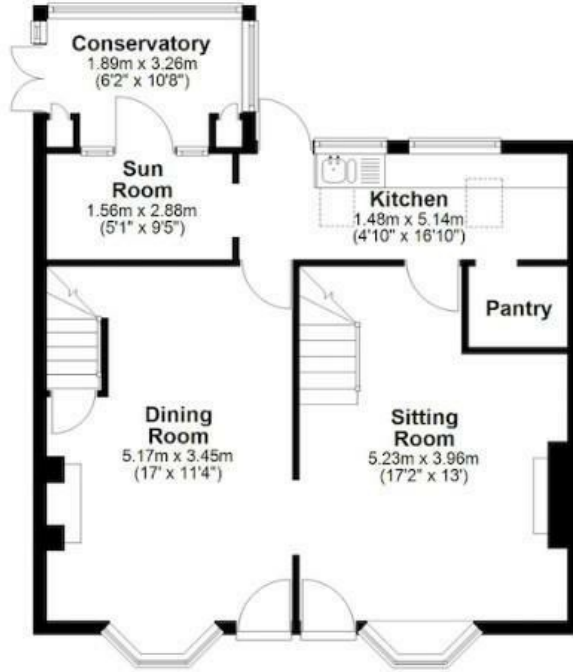
Kirkbymoorside, known locally as 'The Gateway to the Moors' is situated at the foot of the North York Moors National Park along the A170 Thirsk to Scarborough road which offers quick and easy access to neighbouring towns like Pickering and Helmsley, to the east coast and to Malton where there are road and rail links to York and the motorway network beyond. There is a real sense of community in Kirkbymoorside and along with all the every day amenities there is a weekly street market on a Wednesday, a good deli, chemist, doctors surgery and 18 hole golf course.



Accommodation

Ground Floor

Approx. 58.3 sq. metres (628.0 sq. feet)



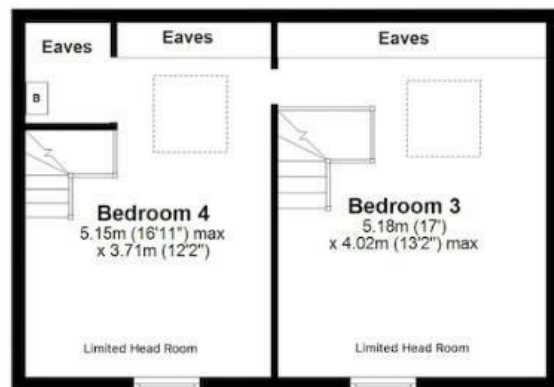
First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Second Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Total area: approx. 139.1 sq. metres (1497.3 sq. feet)

41- 43 Piercy End, Kirkbymoorside

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(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			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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