



The Cottage, Welburn – YO60 7EL

£625,000 Freehold

BEAUTIFULLY RENOVATED DETACHED COTTAGE • HISTORICALLY TWO COTTAGES COMBINED • STUNNING COUNTRYSIDE VIEWS • MODERN SHAKER STYLE KITCHEN • WALK-IN PANTRY SPACE • FEATURE LOUNGE WITH FIREPLACE • TWO GENEROUS DOUBLE BEDROOMS • PICTURESQUE VILLAGE LOCATION



Tucked away within the idyllic hamlet of Crambeck, near the sought-after village of Welburn, this enchanting detached cottage enjoys an exceptional setting, surrounded by beautiful open countryside with far-reaching views across the river valley towards the surrounding Area of Outstanding Natural Beauty, Conservation Area and protected woodland beyond.

Believed to date back to the 1840s and once serving as the original Keeper's Cottage, the property has been sympathetically transformed to create a wonderfully characterful home that effortlessly combines period charm with the comforts of modern living. Deceptively spacious throughout, the cottage reveals beautifully proportioned rooms, an abundance of natural light and an unmistakable sense of warmth from the moment you step inside.

The heart of the home is an elegant Shaker-style kitchen, thoughtfully designed for everyday living and entertaining, complete with a walk-in pantry and ample dining space. A stunning entrance hall, currently arranged as a dining room, is a true focal point, where a striking picture window perfectly frames the surrounding gardens and countryside beyond.

The generous sitting room is equally impressive, centred around an attractive fireplace with a dramatic glazed feature wall that fills the space with light, while French doors provide a seamless connection to the gardens, creating an inviting space to relax throughout the seasons.

To the first floor are two beautifully presented double bedrooms and a luxurious family bathroom. The principal bedroom enjoys uninterrupted views across the railway line towards the river and the woodland of the Castle Howard Estate, complemented by a full wall of fitted wardrobes. The bathroom has been stylishly appointed with a freestanding bath, separate shower enclosure and large sash window, creating a bright and elegant retreat.

Occupying one of the area's most picturesque settings, this delightful cottage offers a rare opportunity to acquire a home of genuine character, steeped in local history and surrounded by some of North Yorkshire's finest countryside. Combining timeless charm with carefully considered modern finishes, it is a home perfectly suited to those seeking a peaceful village lifestyle within easy reach of Malton and York.

Offered to the market with no onward chain.



KITCHEN

13' 0" x 15' 0" (3.96m x 4.57m)

LIVING ROOM

20' 9" x 17' 2" (6.32m x 5.22m)

HALLWAY/DINING ROOM

24' 5" x 9' 1" (7.44m x 2.78m)

BEDROOM

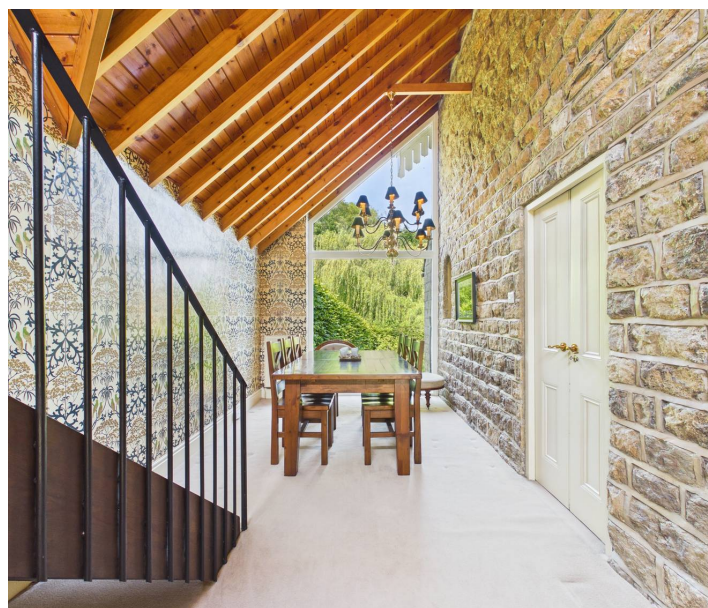
14' 6" x 17' 0" (4.42m x 5.18m)

BEDROOM

9' 3" x 12' 5" (2.81m x 3.78m)

BATHROOM

12' 0" x 5' 7" (3.66m x 1.69m)



Floor 1	WG Approximate total area^m 138.7 m² Reduced headroom 4.7 m²
Floor 2	(1) Excluding balconies and terraces Reduced headroom Below 1.5 m Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

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