

# Rounthwaite R&W Woodhead

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

**WAYSIDE COTTAGE, MAIN STREET, BURYTHORPE, MALTON, YO17 9LJ**



- A pretty 2 bedroom stone cottage
- Original beams

- Good village location
- Attractive and good sized rear garden

**PRICE GUIDE £225,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk)

[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

Wayside Cottage is situated in the desirable village of Burythorpe some 5 miles to the south of Malton. The cottage is of traditional stone and pantile construction and retains attractive exposed beams and exposed stone walls. The accommodation which would benefit from updating briefly comprises living room, kitchen with dining recess, rear hall, cloakroom, 2 bedrooms and bathroom. Outside to the rear there is a good sized garden with greenhouse and shed.

Burythorpe is a desirable popular Wolds village amid typical rolling farmland and wooded countryside. There is a public house in the village and a sport field with playground. The town of Malton is approximately 5 miles to the north west where an excellent range of amenities are available including a railway station with links to the Intercity service at York. There are numerous recreational pursuits available in the area.

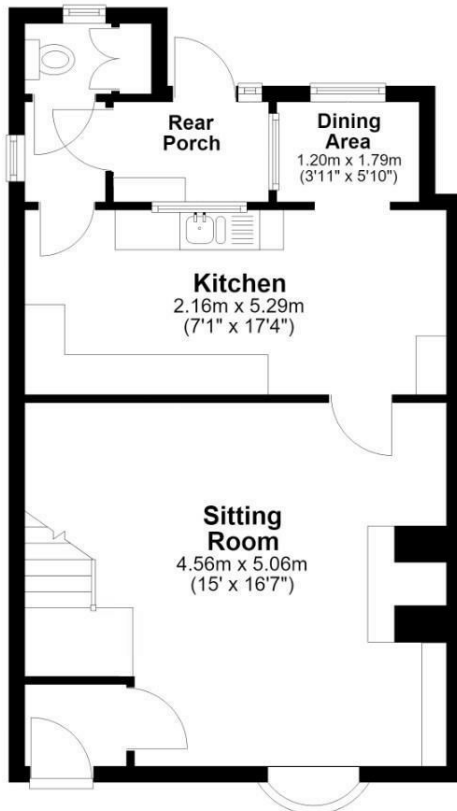
## General Information



# Accommodation

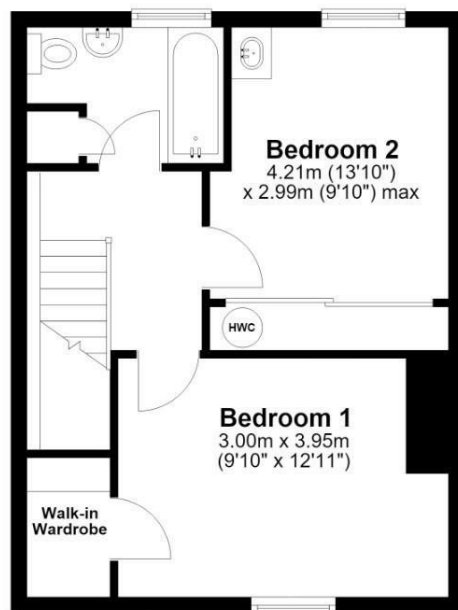
## Ground Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.6 sq. feet)



Total area: approx. 83.4 sq. metres (897.4 sq. feet)

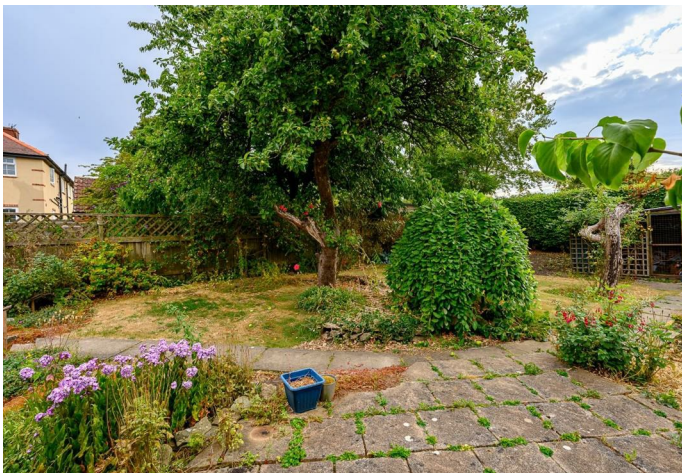
## Wayside Cottage, Burythorpe

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 44      | 78        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

### Environmental Impact (CO<sub>2</sub>) Rating

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



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](http://www.rounthwaite-woodhead.com)

Rounthwaite **R&W** Woodhead