Sherringtons
Sales & Lettings









Park View Cottage Main Street

Kirkby Malzeard, HG4 3RY

Situated in the delightful village of Kirkby Malzeard we are pleased to offer a superb two bedroom character cottage. The property benefits from period features throughout including beams, vaulted ceilings and stone floors. The accommodation comprises: Lounge with feature fire place housing wood burning stove, modern contemporary kitchen and appliances, stairs leading down to cellar/utility room. Stairs leading up to first floor: Master bedroom with feature vaulted ceiling and built in wardrobe, bedroom two with built in bunk beds with a mezzanine level above providing more usable space, a stunning house bathroom. Externally: A private and enclosed courtyard garden boasting an outdoor kitchen perfect for entertaining and allocated off street car parking.

Asking Price £265,000

Park View Cottage Main Street

Kirkby Malzeard, HG4 3RY

2 1 1 F

- CHARACTER COTTAGE IN KIRKBY MALZEARD
- MODERN KITCHEN WITH APPLIANCES
- CELLAR + PRIVATE COURTYARD GARDEN
- NO CHAIN!!!
- TWO BEDROOMS + MEZZANINE LEVEL
- LUXURY BATHROOM
- OUTDOOR KITCHEN
- PERIOD FEATURES THROUGHOUT
- SPACIOUS LOUNGE WITH FEATURE LOG BURNER
- OFF STREET CAR PARKING

ENTRANCE

Front door leading into:

LOUNGE

13'0 x 14'7" (3.96m x 4.45m)
Feature flag stone floor, wood burning stove, exposed beams, double glazed window to front aspect, window seat, wall mounted electric heater, tv point, stairs to cellar and first floor.

KITCHEN

7'1" x 8'6" (2.16m x 2.59m)
Range modern wall and base units with work top over, integrated four ring electric hob and oven with feature Smeg extractor hood over, integrated fridge freezer, ceramic sink housing copper swivel mixer tap, inset ceiling spot lights, wall mounted electric heater, feature exposed beams, double glazed window to front aspect, stable door to side aspect.

FIRST FLOOR

Laminate wood flooring, inset ceiling spot lights, storage cupboard.

BEDROOM ONE

10'9" x 8'6" (3.28m x 2.59m)
Double glazed window to front aspect, window seat, built in wardrobe, vaulted ceiling, inset ceiling spot lights, wall mounted electric heating, tv point, laminate wood flooring.

BEDROOM TWO

11'11" x 5'8" (3.63m x 1.73m)
Double glazed window with bay to side aspect, inset ceiling spot lights, wall mounted electric heating, laminate wood flooring, stairs to mezzanine.

MEZZANINE

9'3" x 10'3" (2.82m x 3.12m)
Vaulted ceiling with exposed beams, inset ceiling spot lights, wall mounted electric heating, tv point, phone point, laminate wood flooring.

BATHROOM

8'8" x 5'6" (2.64m x 1.68m)
Modern white suite comprising: Panelled bath with mains shower over, pedestal hand wash basin and mixer tap, low level W.C., wall mounted electric heated towel rail, inset ceiling spot lights, laminate wood flooring, part tiled walls, double glazed windows to front and side aspects.

CELLAR Utility Room

6'10" x 8'5" (2.08m x 2.57m)
Space and plumbing for washing machine, hot water tank, inset ceiling spot lights, extractor fan.

EXTERNALLY

COURTYARD PATIO GARDEN

Pathway leading to enclosed courtyard patio garden with raised decked area and built in hot tub. Outdoor kitchen area with sink unit and BBQ area for entertaining.

PARKING

Off street parking.





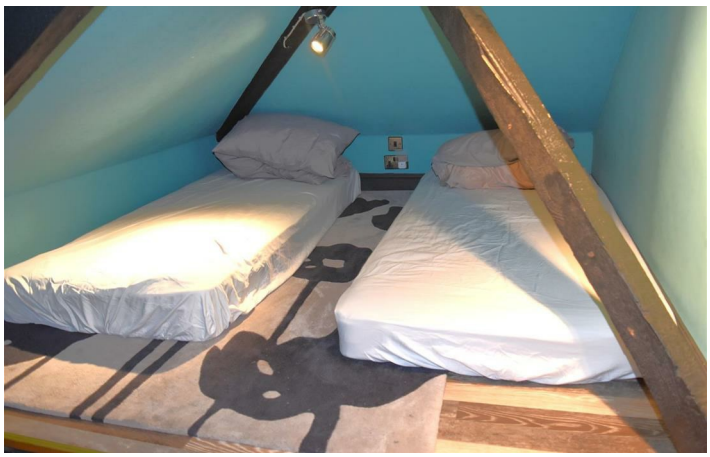




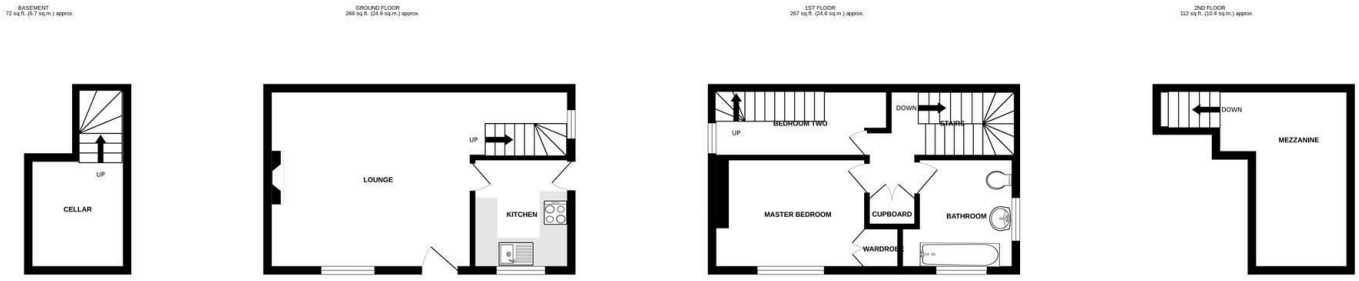








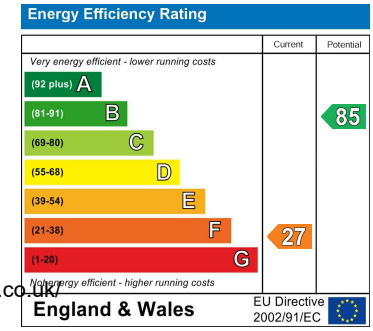
Floor Plan



TOTAL FLOOR AREA : 719 sq.ft. (66.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

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 in this firms employment has the authority to make or give any representation or warranty in respect of the property.



31 Westgate, Ripon, North Yorkshire, HG4 2BQ
Tel: 01765 604343 Email: ripon@sherringtonsestateagents.co.uk https://www.sherringtonsestateagents.co.uk/