

Rounthwaite **R&W** Woodhead

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

FANGDALE COTTAGE MAIN STREET, HOVINGHAM, YORK, YO62 4LF



- A superbly restored and extended cottage
- Outstanding kitchen dining room opening to the garden
- Garage and outbuildings (approximately 900 square feet)
- NO ONWARD CHAIN
- High quality fixtures & fittings
- Secure and private garden
- Desirable and picturesque village location

OFFERS OVER £650,000

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

Fangdale Cottage is a wonderful family home that overlooks the village stream and has been lovingly restored and extended by the current owners. Traditionally constructed of stone and pantile the accommodation now offers modern services and fittings blending beautifully with the many original features.

The spacious entrance hall with parquet floor leads to the sitting room with wood burning stove and a separate snug. Beyond, the fabulous kitchen dining room with quality fittings has french doors leading to the garden. In addition there is a pantry and utility room. The cloakroom is in the entrance hall adjacent to the front door.

At first floor level there are 4 bedrooms and a lovely family bathroom suite with walk in shower. From the landing there is a drop down ladder to a spacious loft room.

Outside, the excellent outbuildings provide versatile space including garaging and general-purpose storage, with further potential for use as a home office or ancillary accommodation, subject to the necessary consents. Patio areas adjoining the French doors offer an ideal space for outdoor dining and entertaining, complemented by mature borders and established fruit trees. There is on site parking together with additional parking on adjacent land rented from the Hovingham Estate.

Hovingham lies on the B1257 Malton to Helmsley road, some eight miles from each of these market towns. The village has useful local facilities and amenities including a good village shop, a Michelin Star restaurant, a hotel, and a highly regarded bakery. There is a GP surgery in the village, daily buses to Malton and Helmsley and monthly Farmers Markets. Malton to the south east offers many more facilities including varied and interesting shops. The railway provides links to the intercity service at York.

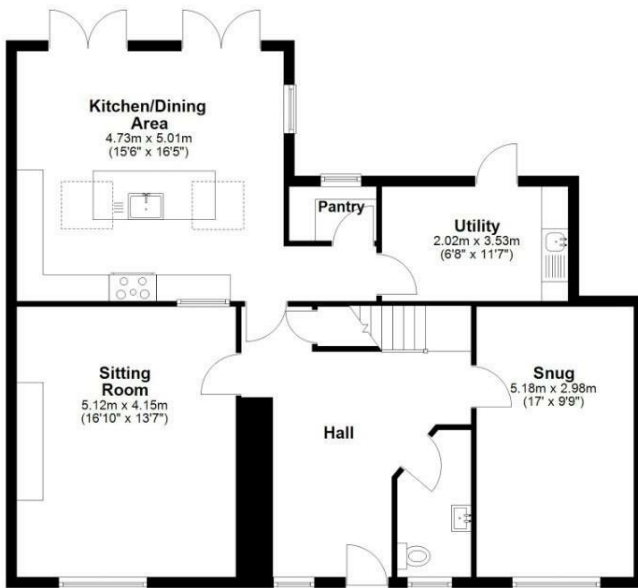
Hovingham lies within the Howardian Hills National Landscape (formerly known as an ANOB) surrounded by lovely countryside and well placed for many recreational pursuits.

General Information



Accommodation

Ground Floor
Approx. 94.6 sq. metres (1018.8 sq. feet)



First Floor
Approx. 59.8 sq. metres (643.7 sq. feet)



Total area: approx. 154.4 sq. metres (1662.5 sq. feet)
Fangdale Cottage, Hovingham

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	76
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	



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

Rounthwaite **R&W** Woodhead