



HOLLY COTTAGE
SAWDON, NORTH YORKSHIRE

Cundalls



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NORTH YORKSHIRE

YO13 9DY

Scarborough 7 miles, Pickering 11 miles, Malton 15 miles, York 33 miles, Leeds 60 miles (all distances are approximate)

An exceptionally well-rounded period property, situated in a popular conservation village on the edge of the North York Moors National Park, comprising an attractively presented family home, a range of traditional buildings, double garage and well-established gardens, grounds and paddock, in all 1 acre.

- A versatile range of attractively presented character accommodation of over 2,400sq.ft together with outbuildings and paddock
- Ground floor: Entrance hall – Cloakroom – Breakfast Kitchen open through to a large main Reception room with bifold doors out to the garden – Utility room – Snug – Study/ground floor Bedroom.
- First Floor: Master Bedroom with dressing room and en-suite shower room - Two further First Floor double Bedrooms – house Bathroom
- Large home office with an independent access – stable and storeroom (*with consent for ancillary accommodation/ annexe use*)
- Situated in just over 1 acre of gardens, grounds and grass paddock with lovely views over open countryside. Ideal for those with smallholding or equestrian interests.
- Detached oak framed double garage and ample private parking on gravel driveway.
- Situated in a quiet conservation village on the edge of the North York Moors National Park, excellent walking and riding from the doorstep.

GUIDE PRICE: £650,000

DESCRIPTION / BACKGROUND

A well specified and stylishly presented period property, set in over an acre of grounds and land and situated within a quiet, unspoilt rural village on the edge of The North York Moors National Park, yet only a mile off the A170.

Holly Cottage is an exceptionally well-rounded home, combining practicality, lifestyle and character in equal measure. Set in just over 1 acre with landscaped gardens and grass paddock making it an ideal family home but equally well suited for those with equestrian or small holding interests.

The house has been substantially remodelled and improved by the current owners, with works carried out including a full re-roof, re pointing of the property with lime mortar and remodelling of the internal accommodation to create a more family friendly and versatile flow of space. Outside, an adjoining building has been converted to make a large home office and a detached oak framed double garage was built in 2018.

An 18th century detached property, there are a number of original features still in situ and in all the house provides around 2,400 square feet in total. In brief, a central entrance hall with cloakroom, a pair of nicely proportioned, front facing reception room and an open plan farmhouse kitchen, with Aga which opens into a light and airy main reception room, with the southern aspect being bifold doors, opening directly out onto lawn. The living room has a vaulted ceiling and a wood burning stove. On the first floor, galleried landing, master bedroom with recently added dressing room and an en-suite shower room, two further double bedrooms and the main house bathroom.

The house is set within large grounds, with a pretty cottage garden, lengthy gravel driveway with ample parking, stables, stores and grass paddock make the property ideal for those with horticultural, smallholding or equestrian interests.

LOCATION

Sawdon is a quiet rural village located about a mile off the A170 north of Brompton By Sawdon. A traditional village which is typified by a Main Street lined by character properties, it is wonderfully situated for outdoor activities, with miles of walks, along with bridleways and an easy access into Wykeham Forest. The village has an active village hall. Primary education is close by at the well-regarded Brompton Primary School and all other amenities are close at hand in Scarborough 7 miles distant or Malton which is 15 miles away, where there is a railway station and connections to York and onto mainline services.

ACCOMMODATION

ENTRANCE HALL

Panelled front door with inset glazed pane. Sash window to the front elevation. High quality LVT wood style flooring. Stairs to the first floor with an understairs storage area. Half panelled walls. Access through to a rear hall. Timber panelled back door opening out onto the stone flagged terrace. Window to either side. Radiator.



CLOAKROOM

1.40 m (4'7") x 0.90 m (2'11")

Low flush WC. Wash hand basin set into a vanity unit. Window to the rear. Radiator. Half panelled walls. High quality LVT wood style flooring.

KITCHEN

4.50 m (14'9") x 4.20 m (13'9")

Range of fitted base and wall cabinets incorporating a one and a half bowl composite sink unit with mixer tap. Island unit with fitted storage and breakfast bar seating. Tiled recess housing the Royal blue AGA. Integrated electric oven with four ring halogen hob and extractor overhead. Integrated dishwasher. Beamed ceiling. Pair of windows to the front with window seats. High quality LVT wood style flooring. Open through to.



OPEN PLAN LIVING DINING ROOM

5.00 m (16'5") x 4.50 m (14'9")

Large open plan reception room, part vaulted with exposed trusses. Bifold doors to the southern elevation, opening directly out onto the garden. Fireplace housing a wood burning stove set upon a stone flagged hearth. Joiner built fitted fireside cabinets with shelving and storage. Radiator. High quality LVT wood style flooring. Television point.



UTILITY ROOM

2.58 m (8'6") x 2.40 m (7'10")

Fitted base and wall units incorporating single bowl stainless steel sink unit. Range of fitted housekeeper cupboard. Automatic washing machine point. High quality LVT wood style flooring. Tumble drier point.

SNUG

3.90 m (12'10") x 3.50 m (11'6")

Double aspect room with windows to the front and side. Fireplace with stone hearth and carved timber mantel. Radiator. Television point.



STUDY / BEDROOM FOUR

4.00 m (13'1") x 3.50 m (11'6")

Sash window to the front. French doors to the rear. Fireplace with stone hearth and carved timber mantel. Fireside fitted recess. Radiator. Television point.



FIRST FLOOR

GALLERIED LANDING

Window to the front. Radiator.

MASTER BEDROOM

4.48 m (14'8") x 3.53 m (11'7")

Pair of windows to the front. Radiator. Airing cupboard housing the hot water cylinder, fitted with slatted shelving. Television point.

DRESSING ROOM

2.90 m (9'6") x 2.00 m (6'7")

Fitted rails and shelving. Fitted dressing table. Window to the front.

SHOWER ROOM

3.13 m (10'3") x 2.80 m (9'2")

Walk in shower cubicle. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Pair of fitted storage cupboards. Extractor fan. Window to the front.



BEDROOM TWO

3.88 m (12'9") x 3.60 m (11'10")

Dual aspect room with windows to the front and rear. Radiator. Walk in storage cupboard.



BEDROOM THREE

3.00 m (9'10") max x 2.94 m (9'8") max

Window to the front. Radiator. Range of newly fitted bespoke bedroom furniture.



HOUSE BATHROOM

2.88 m (9'5") x 1.55 m (5'1")

Bath with a panelled surround. Low flush WC. Pedestal wash hand basin. Window to the rear. Radiator.



OUTBUILDINGS

HOME OFFICE

5.00 m (16'5") x 4.55 m (14'11")

Arched openings to front. Oak double doors. Wood flooring. Vaulted ceiling. Electric radiators.



STORE / STABLE

4.40 m (14'5") x 3.78 m (12'5")

Stable door. Window. Electric light. Concrete floor.

STORE / STABLE

4.40 m (14'5") x 2.77 m (9'1")

Stable door. Concrete floor.

DETACHED DOUBLE GARAGE AND OPEN BAY

7.8m (25'7") x 5.8m (19'02")

Oak framed garage with pitched pantile roof. Timber double doors. Concrete floor. Electric light and power. Overhead storage. Storage area/Log Store to the side.

GARDENS & LAND

The house is approached through a timber five bar gate which opens out onto a gravel driveway which provides ample parking and runs the full length of the house and leads around to the double garage which is tucked away at the far end.

Holly Cottage's gardens have been hugely improved over recent years, with an imaginative scheme of planting creating a varied and colourful cottage style garden with lawn, well stocked borders and a number of mature fruit trees, including an apple, plum and greengage.



LAND / Paddock

In all the property sits in just over an acre of grounds, with 0.6 acres comprising a level grazing paddock to the south west, securely stock fenced and benefiting from a lovely far reaching view over the surrounding countryside.

The land has been utilised for grazing and mowing purpose and there is also a hen run area and a couple of dilapidated timber sheds offering potential.



FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LANDPLAN



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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no rights of way over the property.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for Holly Cottage and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Scoring: TBC

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766 email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric, water & drainage. Oil fired central heating. High speed superfast fibre broadband & 4G available (provider dependant)
Planning:	North Yorkshire Council (Scarborough Borough area).
Council Tax:	Band F
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode:	YO13 9DY
Declaration:	Please note as Declaration of Interest, in accordance with the Estate Agents Act 1979 the Vendor is a Director of Cundalls.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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 firm's employment has the authority to make or give any representation or warranty in respect of the property. **MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



