

ROWL COTTAGE LEVISHAM



A characterful Victorian property with an attractive range of well-presented and improved accommodation, situated within this sought after National Park Village.

968 square feet of accommodation.

Ground Floor: Entrance hall – sitting room – dining room – farmhouse style kitchen.

First Floor: Three bedrooms; two of which are generous double rooms – dressing room – house bathroom.

Well-established cottage gardens to the rear.

NO ONWARD CHAIN

GUIDE PRICE £335,000

An attractive stone built Victorian cottage, located within the sought after moorland village of Levisham. Rowl Cottage comprises the southern half of a pair of properties and provides a good range of well-proportioned and characterful accommodation.

Rowl Cottage has been much improved by the current owners, who have created a stylish and comfortable home which provides almost 1,000 square feet of space. The property retains some lovely original period detailing and has the well-proportioned rooms of its era, with high ceilings and some lovely original tiling to the ground floor. In brief, entrance hall with an original encaustic tiled floor, a cosy front facing sitting room with open fire, living or dining room to the rear which leads through to the breakfast kitchen which has a small utility area tucked away to the side. Upstairs are two good sized double bedrooms, a third smaller single bedroom or useful home office and a generous bathroom with a recently remodelled dressing room. The property is heated via electric heaters, with the ground floor being modern, highly efficient Dimplex Quantum heaters. These store heat overnight using off-peak electricity and are individually programmable.

Rowl Cottage is located on the eastern side of the main street and has a lovely, well-established garden which is filled with traditional cottage plantings and mature shrubs. There is a terraced seating area, lawn, flower borders and space to create a vegetable garden to the far end with ample storage available within a pair of substantial timber sheds.



LOCATION

The pretty moorland village of Levisham is situated on the southern fringes of the North York Moors National Park, and is well known for its Parish church, Steam Railway Station and well regarded pub. The surrounding moorland is one of the largest expanses of open moor in Europe and offers some spectacular walks immediately from the village, including to the Hole of Horcum to the North and Bridestones to the East. The popular market town of Pickering lies just 5 miles to the south and provides a good range of amenities.

ENTRANCE HALL

5.00 m(16'5") x 1.85 m(6'1")

Composite front door with window to the side and light overhead. Encaustic tiled floor. Stairs to the first floor with understairs cupboard. A pair of generous fitted storage cupboards. Dimplex Quantum heater.



SITTING ROOM

3.70 m(12'2") x 3.30 m(10'10")

Pair of sash windows to the front. Period open fire with tiled insert and brass dog grate. Encaustic tiled floor. Television point. Dimplex Quantum heater.



DINING ROOM

4.30 m(14'1") max x 3.80 m(12'6")

Quarry tiled floor. Pair of sash windows to the rear. Period open fire with tiled insert and brass dog grate – original back boiler supplements the hot water if required. Fitted fireside cupboard. Dimplex Quantum heater.



KITCHEN

6.90 m(22'8") x 2.20 m(7'3")

Fitted units with stainless steel sink unit. Double oven. Hob with extractor. Door outside. Windows to the side and rear. Dimplex Quantum heater. Utility area with washing machine and drier points.



FIRST FLOOR

LANDING

2.00 m(6'7") x 1.00 m(3'3")

Electric night storage heater. Loft inspection hatch.

BEDROOM ONE

3.30 m(10'10") x 3.00 m(9'10")

Pair of sash windows to the front. Period fireplace. Original floorboards. Electric wall heater. Wall lights.



BATHROOM

2.60 m(8'5") x 2.50 m(8'2")

max to include Dressing Room

Bath with tiled surround and a Mira shower overhead. Low flush WC. Pedestal wash hand basin. Extractor fan. Sash window to the rear. Electric light and shaver point. Half tiled walls. Ceiling room heater and light. Original floorboards.



BEDROOM TWO

3.88 m(12'9") x 3.00 m(9'10")

Pair of sash windows to the rear. Period fireplace. Fitted storage cupboard housing the hot water cylinder Original floorboards. Electric wall heater. Television point.



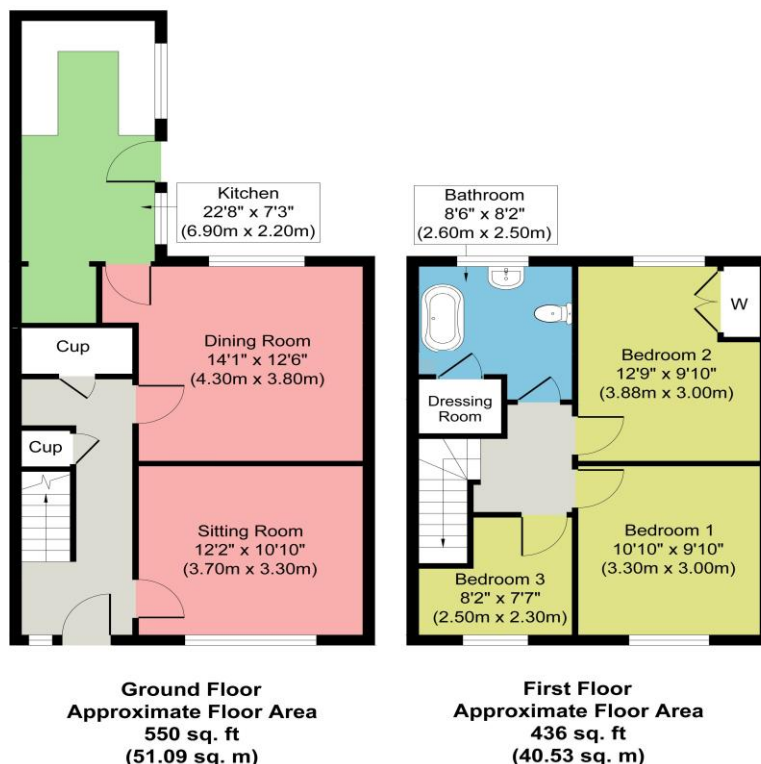
DRESSING ROOM - Purpose built hanging rails and shelving. Original floorboards.



GARDEN & GROUNDS

The property is set well off the street, behind the broad open green which characterises this popular village. The garden lies to the rear and combines a slate shingle seating area and a well-established lawned garden, filled with mature shrubs and trees. To the far end is a pair of useful timber garden sheds and a former vegetable garden which offers plenty of scope for a keen gardener. There is an outside water supply to the garden and gardeners WC which adjoins the cottage.





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. 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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GENERAL INFORMATION

Service:	Mains water, gas and electric. Drainage to a septic tank.
Council Tax:	Band D
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO18 7NL
EPC:	Current E/47 Potential C/79

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

Measurements are approximate and are intended for guidance only. 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 within the 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. A mandatory fixed Regulatory Compliance Charge is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage

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