



Melrose Cottage Wintringham | Malton

A charismatic and unique detached cottage in the heart of the popular village of Wintringham just 8 miles east of Malton with its extensive amenities and travel links, and just over a mile to the A64, providing great access to both York and Scarborough. Melrose Cottage offers a substantial garden to the rear with a pond, fruit trees, timber and brick stores with views across open countryside beyond, as well as ample off street parking.

- A deceptively spacious detached cottage offering flexible living space
- Bedroom, bathroom and useful loft area with ample storage
- Rural village location
- NO ONWARD CHAIN
- Kitchen, living room and dining room
- Substantial enclosed rear garden with pond and outbuildings
- VIEWING ESSENTIAL

Guide Price £225,000



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ACCOMMODATION

ON THE GROUND FLOOR

REAR HALLWAY

With separate wc, timber secondary glazed window to the rear.

KITCHEN

13'1" x 10'5" (3.99m x 3.18m)

Range of traditional fitted base and wall mounted units with marble worktops, inset Belfast style sink, oil fired AGA, stone tiled floor, timber beamed ceiling, timber secondary glazed windows to the front and rear.

DINING ROOM/BEDROOM 2

13'8" x 11'5" (4.17m x 3.48m)

Dual aspect timber secondary glazed windows to the front and side, cast iron wood burning stove, timber beamed ceiling.

LIVING ROOM

13'6" x 11'5" (4.11m x 3.48m)

Cast iron wood burning stove on stone hearth with timber mantle piece, beamed ceiling, timber secondary glazed window to the front, staircase to first floor.

TO THE FIRST FLOOR

BEDROOM 1

14'10" x 11'5" (4.52m x 3.48m)

Timber secondary glazed window to the front, timber floor, beamed ceiling.

BATHROOM

10'7" x 10'5" (3.23m x 3.18m)

Two piece suite comprising roll top bath with electric shower over, wash hand basin, timber secondary glazed window to the front, timber floor, radiator, storage cupboards.

LOFT ROOM/STORAGE

14'4" x 6'2" (4.37m x 1.88m)

Access with loft ladder, timber floor, eaves storage, timber secondary glazed window to the side.



ADJOINING STORE

9'2 x 7'4 (2.79m x 2.24m)

With electric power and lighting, plumbing connected for washing machine.

OUTSIDE

A private driveway to the side of the property leads to ample off street parking and substantial enclosed garden to the rear, a real wildlife haven complete with pond, fruit trees and range of outbuildings including large timber framed shed, and brick store.

SERVICES

We understand that the property is connected to mains electricity, water and drainage; oil fired AGA. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS

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COUNCIL TAX BAND

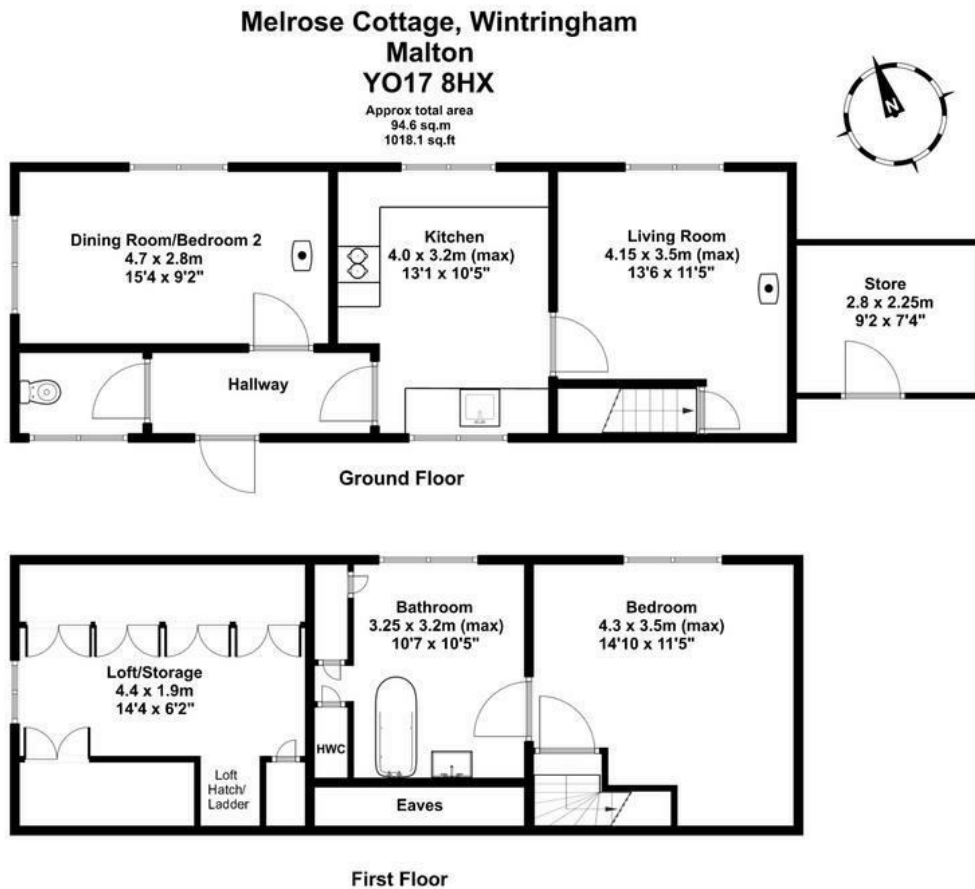
We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band F. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.



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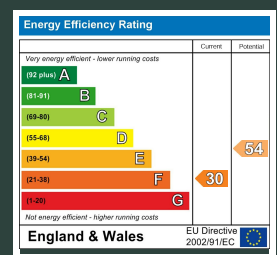
ENERGY PERFORMANCE RATING

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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Est. 1801