

## MIDDLE HOUSE, MAIN STREET SAWDON



**An attractive period cottage with a lovely range of character accommodation, stylishly presented and with recent improvements. Garden. Private parking.**

1,313 square feet of accommodation comprising:

Entrance Hall – Sitting Room – Breakfast Kitchen – Utility Area - Cloakroom

Two double Bedrooms, both with en-suite bath and shower rooms – Box/store room.

Private terrace to the immediate rear – communal cottage garden with lawn – Private off-street parking

**NO ONWARD CHAIN**

### **GUIDE PRICE £275,000**

Middle House comprises the former farmhouse on a small development of converted farm buildings and is currently used as a second home and successful holiday cottage. The cottage has had a number of substantial improvements in recent years, with new double glazing fitted throughout the property, bespoke kitchen cabinetry and high-quality bathroom fittings throughout. The cottage has a low maintenance terrace area to the immediate rear, alongside a well-established communal garden and ample private parking.

In brief the house provides of accommodation over 1,300 sq. ft of stylishly presented accommodation. In brief, hallway, utility room with a range of re-fitted units, cloakroom, farmhouse kitchen, fitted with a high-quality range of bespoke units and appliances and a triple aspect sitting room with multi-fuel stove. Upstairs are two big double bedrooms, both with large en-suite bath and shower rooms and a useful storage/box room.



Sawdon is a pretty rural village located about a mile off the A170 north of Brompton By Sawdon. A traditional village which is wonderfully situated for outdoor activities, with miles of walks literally from doorstep, along with bridleways and an easy access into Dalby Forest. Scarborough and Malton which are 7 and 10 miles away respectively.

## **ACCOMMODATION COMPRISES**

### **ENTRANCE HALL**

Composite front door. Quarry tiled floor. Recessed ceiling lights. Electric radiator. Stairs to the First Floor.

### **UTILITY ROOM**

2.86 m(9'5") x 1.88 m(6'2")

Range of fitted base units incorporating a stainless-steel sink unit. Window to the rear with a slate sill. Quarry tiled floor. Automatic washing machine point.



### **CLOAKROOM**

1.91 m(6'3") x 1.88 m(6'2")

Low flush WC. Pedestal wash hand basin. Window to the side. Coat hooks. Extractor fan.

### **BREAKFAST KITCHEN**

4.26 m(14'0") x 3.70 m(12'2")

Recently refitted high quality kitchen, with quartz topped units and fitted base and wall units incorporating a sink unit. Electric cooker point with a tiled splashback and extractor overhead. Window to the front. Beamed ceiling. Cupboard housing fuses and consumer board. Tiled floor with underfloor heating. Automatic washing machine. Integrated dishwasher. Understairs cupboard.



### SITTING ROOM

4.88 m(16'0") x 4.06 m(13'4")

Windows to the front, rear and side, looking directly down the village street. Brick fireplace housing multifuel stove and flagstone hearth. Four wall light points. Electric radiator. Beamed ceiling. Television point.



### FIRST FLOOR

#### BEDROOM ONE

4.18 m(13'9") x 3.92 m(12'10")

Sash window to the front. Electric radiator. Wall lights. Recessed ceiling lights. Loft inspection hatch. Wardrobes with shelving and hanging space



#### EN-SUITE BATHROOM

2.74 m (9'0") x 1.85 m (6'1")

Bath with shower over. Pedestal wash hand basin. WC. Part tiled walls. Recess with fitted shelving. Chrome heated tile rail. Window to the rear. Extractor fan.

#### BEDROOM TWO

4.60 m (15'1") max x 4.07 m(13'4") max

Sash window to the front. Fitted storage cupboard. Electric radiator. Recessed ceiling lights. Exposed floorboards to part.



#### EN-SUITE SHOWER ROOM

2.68 m(9'10") x 2.02 m(6'8")

Corner bath with shower overhead and tiled surround. Wash hand basin. Low flush WC. Chrome heated ladder towel rail. Tiled walls and floor. Extractor fan. Casement window to the rear. Fitted shelving.

#### BOX/STORE ROOM

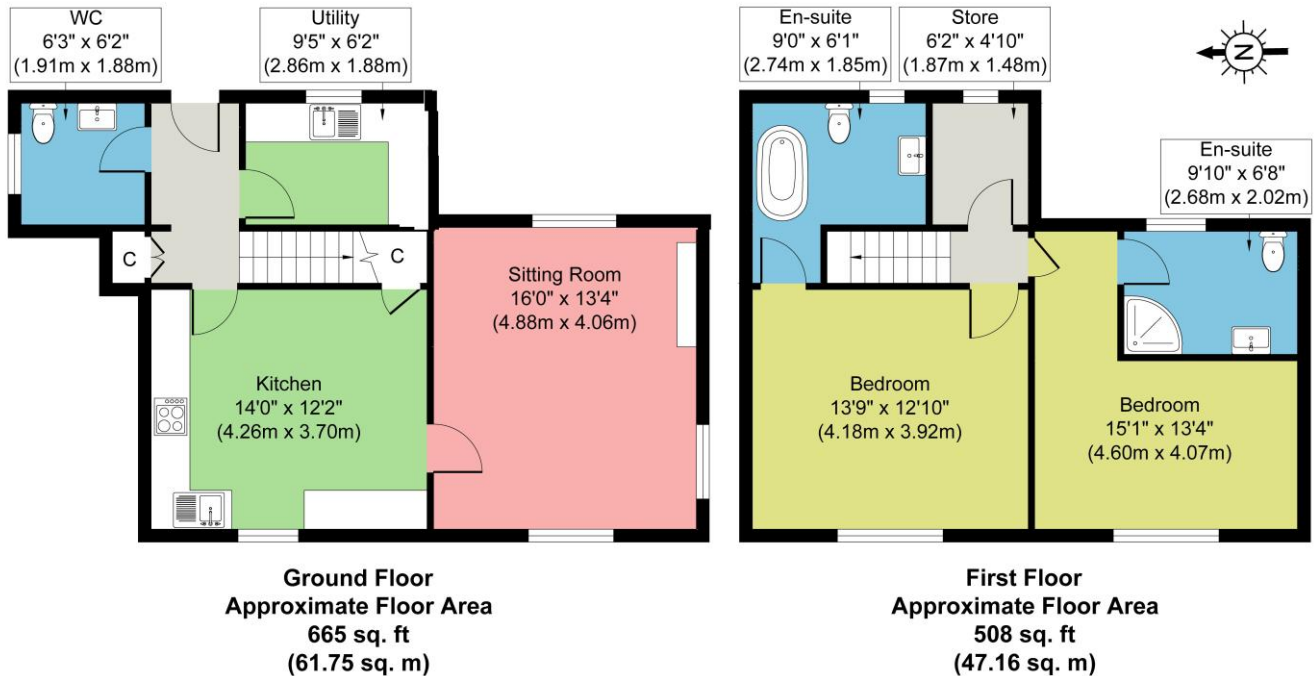
1.87 m (6'2") x 1.48 m (4'10")

Window to the rear. Fitted shelving and hanging space.

### OUTSIDE

Middle House sits, aptly, in the middle of Sawdon village. The property has a small, terraced area to the immediate rear, with space for a table and chair set. Beyond lies the tarmac parking area, on which there is allocated parking for Middle House and space for visitors.

Beyond the parking area lies a well-established lawned garden, planted up as a cottage style garden and is for communal use for Middle House and the three other properties within the development.



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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## GENERAL INFORMATION

- Services:** Mains water, gas, electricity and drainage.  
**Council Tax:** Band D (Ryedale District Council).  
**Tenure:** Freehold with vacant possession upon completion.  
**Post Code:** YO13 9DY  
**EPC:** Current TBC

*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.

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