

8 STATION COTTAGES LOW MOOR, RILLINGTON



A compact, equestrian-based smallholding comprising a three-bedroom end terrace cottage, together with gardens, paddocks, stabling, garage & parking, set in approximately 1.39 acres in total.

Entrance hall, kitchen diner, sitting room, conservatory, ground floor bedroom with en-suite shower room, two further bedrooms & house bathroom.

Oil-fired central heating, uPvc double-glazing, PV solar panels & battery storage.

Gardens, parking, garage & carport.

Grass paddocks, stable block & various other outbuildings.

In all approximately 1.39 acres.

GUIDE PRICE £389,950

8 Station Cottages consists of a compact residential smallholding set in approximately 1.39 acres. The property enjoys a rural setting, surrounded by open countryside and yet is within half a mile of Rillington's many amenities.

The house itself is a three-bedroom end terrace cottage, constructed of brick, beneath a slate roof. It offers versatile accommodation which briefly comprises entrance hall, kitchen diner, sitting room, conservatory, and a ground floor bedroom with en-suite shower room. On the first floor there are two further bedrooms and a house bathroom. The property benefits from double-glazing, oil-fired central heating, and within the last few months photovoltaic solar panels have been added, which are linked to battery storage.

In addition to a south-facing garden and a rear courtyard, the property has the particular advantage of grass paddocks, located immediately to the south and east. These include a range of Goodricks stables, field shelters and stores, making it an ideal proposition for anyone with equestrian or smallholding interests.

Adjacent to the house is a single garage, carport and further garden area, including a timber deck with views across fields.

Rillington is an especially well-served village with a number of amenities including shop and post office, primary school, two pubs, butcher's shop and Doctor's surgery. A regular bus service passes through the village and the A64 provides easy access to the nearby market town of Malton (5 miles), Scarborough and York (18 and 23 miles respectively). Station Cottages are located around half a mile north of Rillington, accessed via Low Moorgate. After crossing the railway line turn immediately right and the property can be found approximately 200 metres on your left.



ACCOMMODATION

ENTRANCE HALL

Cupboard housing the electric meter and fuse box. Casement window to the side. Radiator.

KITCHEN DINER

4.7m x 3.9m (max) (15'5" x 12'10")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood. Electric oven. Automatic washing machine point and dishwasher point. Telephone point. Casement windows to the side and rear. Radiator.



SITTING ROOM

4.9m x 4.9m (16'1" x 16'1")

Cast iron multi-fuel stove within a wood surround. Staircase to the first floor. Coving. Two wall light points. Television point. Casement window to the front. Two radiators.





CONSERVATORY

4.2m x 2.9m (13'9" x 9'6")

Casement windows to three sides. French doors onto the garden. Radiator.



BEDROOM TWO

3.1m x 2.7m (min) (10'2" x 8'10")

Cast iron wood burning stove. Two casement windows to the side and one to the rear. Radiator.



EN-SUITE SHOWER ROOM

1.7m x 1.5m (5'7" x 4'11")

White suite comprising corner shower cubicle, wash basin and low flush WC. dMEV unit. Heated towel rail.



FIRST FLOOR

LANDING

BEDROOM ONE

4.9m x 3.9m (16'1" x 12'10")

Loft hatch. Cupboard with water tank. Two casement windows to the front. Radiator.



BEDROOM THREE

2.4m x 2.1m (7'10" x 6'11")

Casement window to the side. Radiator.



HOUSE BATHROOM

2.6m x 1.5m (8'6" x 4'11")

White suite comprising bath, wash basin and low flush WC. Fully tiled walls. dMEV unit. Casement window to the rear. Radiator.



OUTSIDE

To the front of the house is a south-facing garden, whilst immediately to the rear is an enclosed yard. Adjacent is a single garage, carport and further section of garden. The paddock land, which is well-drained, lies to the south and east of the house, and is ideal for horse grazing. It includes a range of Goodricks stables, a hay barn/trailer store, double loose box and further field shelter.

GARAGE

4.9m x 2.5m (16'1" x 8'2")

Electric light and power. Up and over door to the front.

CAR PORT

4.9m x 3.8m (16'1" x 12'6")

GOODRICKS STABLE BLOCK

Three Loose Boxes, each measuring approximately 3.6m x 3.5m (11'10" x 11'6"), with power and lighting.



HAY BARN / TRAILER STORE

5.4m x 2.9m (17'9" x 9'6")

DOUBLE LOOSE BOX / FIELD SHELTER

5.6m x 5.0m (18'4" x 16'5")

FIELD SHELTER/HAY STORE

4.2m x 3.8m (13'9" x 12'6")



GENERAL INFORMATION

Services: Mains water and electricity.
Oil-fired central heating.
Shared, septic tank drainage.

Council Tax: Band: B (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 8JX.

EPC Rating: Current: E46. Potential: C79.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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