Idyllically situated period cottage with superb views, located on the northern edge of Rosedale Abbey providing an attractive range of accommodation with gardens and parking

Accommodation comprises: Sitting Room, Living/Dining Room and Galley Kitchen
On the First Floor: Two double Bedrooms and house Bathroom.
Landscaped, attractive garden and parking area

NO ONWARD CHAIN

GUIDE PRICE £187,500
18 Hill Cottages is a peacefully situated period cottage with well-proportioned and well cared for accommodation with lovely gardens and off-street parking.

Constructed from stone under a slate roof the cottage is situated within the southern side of this popular terrace of former miners’ cottage, some one and a half miles from the village of Rosedale Abbey and enjoys a superb outlook with far reaching views from both sides of the property.

 Dating back to 1865 the cottage provides a good, well cared for range of exceptionally spacious accommodation. In brief; large front facing sitting room with multi-fuel stove and TV point, generous living/dining room with useful under stairs cupboard and a galley style kitchen with access out onto the south facing terrace to the rear. Upstairs are two double bedrooms and the family bathroom. Upvc double glazed throughout. Broadband is available at Hill Cottages.

To the rear is a sheltered patio garden giving way to off street parking and a lovely landscaped rear garden which combines well stocked herbaceous borders with lawn. Rosedale East lie approx. 1.5 miles west of Rosedale Abbey which is a busy rural village and the principal settlement in the Rosedale Valley. The village is an important tourist destination and offers unrivalled opportunities for outdoor recreation within the National Park.

ACCOMMODATION COMPRISSES

SITTING ROOM
5.00 m(16'5'') x 3.44 m(11'4'')
Front door. Casement window to the front with an open view towards Swine Stye Hill. Cast iron wood burning stove set within a dressed stone fireplace and upon a matching stone hearth. Television point. Wall light points. Electric night storage heater. Three sets of double sockets.

LIVING DINING ROOM
4.30 m(14'1'') x 4.10 m(13'5'')
Casement window to the rear with a far-reaching view along the Dale. Dimplex electric heater. Original range stove with tiled inserts and a quarry tiled hearth. Wall light points. Understairs fitted cupboard. Stairs to the First Floor. Two double socket points and one single. Television point.

KITCHEN
3.78 m(12'5'') x 2.00 m(6'7'')
Range of fitted base and wall units incorporating one and a half bowl stainless steel sink unit. Under cupboard lighting. Four ring electric hob with extractor overhead. Integral Whirlpool electric oven. Washing machine point. Tiled splashbacks. Ladder radiator. All kitchen appliances are included in the sale. Casement windows to the rear and side. Door out onto the flagged terrace.
FIRST FLOOR

LANDING 1.80 m(5'11'') x 1.70 m(5'7'')
Loft inspection hatch. The loft is part boarded, insulated and housing the insulated water tanks and pipework.

BEDROOM ONE
5.00 m(16'5'') max x 3.45 m(11'4'')
Casement window to the front. Electric night storage heater. Three sets of electric sockets.

BEDROOM TWO
4.27 m(14'0'') max x 3.00 m(9'10'') max
Casement window to the front. Electric night storage heater. Two sets of electric sockets.

BATHROOM
2.30 m(7'7'') max x 0.76 m(2'6'')

OUTSIDE
To the South-facing rear of the property there is a large parking area, also housing wood and bin stores. A landscaped well-stocked tiered garden leads from the parking area. In succession, the tiers of garden start with an alpine pavement, followed by a pond, specimen conifers and rockery area, which then leads to a lawn surrounded by flower borders and three apple trees. Finally, there is a wild flower area adjacent to which there is a potting shed (8’ x 10’). There is a useful 13a power point located half way down the garden. There are superb panoramic views from the garden.
GENERAL INFORMATION

Services: Mains water, drainage and electricity. The property is efficiently heated by Exonomy7 (off-peak) thermostatically controlled electric storage heaters.

General: The sale will include all wardrobes (four doubles), carpets and curtains etc. The vendors are open to reasonable offers for most of the quality furniture within the property, should it be required.

Council Tax: Band C.

Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.


Post Code: YO18 8RG

Viewing: Strictly by appointment with the Agent’s Pickering office.

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. 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.