

PRIMROSE COTTAGE 4 TARRS YARD, WESTOW



A pretty, Grade II Listed stone built cottage located in a sought after village some 5 ½ miles south of Malton.

The accommodation briefly comprises: sitting room, dining kitchen, cloakroom/utility, first floor landing, two bedrooms, bathroom & WC.
Retains original features. Electric night storage heating.
Easily managed garden areas to the front and side.
Viewing is strongly recommended.

GUIDE PRICE £158,500

Primrose Cottage is a pretty, Grade II Listed stone cottage pleasantly located within this popular village some 5 ½ miles south of Malton. The property has been sensitively restored along with the other cottages in Tarrs Yard, Primrose being one of the largest. The accommodation comprises: sitting room, dining kitchen, cloakroom/utility, first floor landing, two bedrooms, bathroom & WC. The cottage is beautifully presented throughout and retains many period features; it would be equally suitable as a permanent home or holiday cottage. Set back from the Main Street, the property overlooks the village green with garden areas to the front and side. On street parking is available.

Westow is an attractive conservation village set in pleasant countryside, in an area where the landscape of the Howardian Hills opens out into the rolling hills of the Yorkshire Wolds. The village benefits from a reputable public house and parish church. The nearby market town of Malton (6 miles) offers a good range of amenities, including shops, restaurants, tennis courts, swimming pool, gym, cinema and excellent schools. There is easy access to York, approximately 14 miles, with all its varied facilities, including mainline railway station with direct services to London Kings Cross.

ACCOMMODATION

FRONT DOOR

SITTING ROOM

5.1m (16'9") x 4.3m (14'1") (max)

Feature fireplace with painted timber mantel and stone hearth. Beamed ceiling. Yorkshire sliding sash window to the front. Window seat. Television point. Staircase to the first floor. Telephone point. Electric night storage heater.



CLOAKROOM / UTILITY

Low flush WC and wash hand basin. Casement window to the rear. Ceramic tiled floor. Automatic washing machine point. Fitted shelving.

DINING KITCHEN

3.8m (12'6") x 2.7m (8'10")

Range of kitchen units incorporating a Belfast sink, four ring electric hob, oven and fridge. Exposed beam. Ceramic tiled floor. Telephone point (separate line). Yorkshire sliding sash window and door to the side.



FIRST FLOOR

LANDING

Smoke alarm.

BEDROOM ONE

4.2m (13'9") x 3.2m (10'6")

Yorkshire sliding sash window to the front. Loft hatch. Electric night storage heater.



BEDROOM TWO

3.8m (12'6") x 2.7m (8'10") (max)

Yorkshire sliding sash window to the side. Telephone point. Hanging rail. Electric night storage heater.

BATHROOM & WC

Matching white suite comprising: low flush WC, pedestal basin and bath with shower over. Extractor fan. Laminate flooring. Panelled walls. Heated towel rail.

OUTSIDE

There are small gardens to the front and side of the cottage, one area is lawned and the other is gravelled, both of which provide a pleasant place to sit out. Parking is available on the street.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Council Tax: Band: B (Ryedale District Council).
Tenure: Freehold with vacant possession upon completion.
Post Code: YO60 7NA.
Viewing: Strictly by appointment through the Agent's office in Malton.

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 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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