



Rose Cottage The Quarry
Hovingham, North Yorkshire YO62 4LB
Guide price £550,000

WILLOWGREEN
ESTATE AGENTS

Rose Cottage is a beautifully presented cottage set in an idyllic location. This property sits on an elevated position with far reaching countryside views. Located in the sought after village location of Hovingham, this exceptional and charming three bedroom which is currently used as a dressing room, has been carefully renovated by the present owners to an extremely high standard throughout.

The property briefly comprises; open breakfast kitchen with AGA, utility room, sitting room with multi-fuel stove and garden room. To the first floor are two bedrooms, house bathroom and en-suite to master bedroom and a third bedroom currently used dressing area. Outside there is a wonderful enclosed private garden with gravelled driveway, garage, car port, log store and garden shed.

Hovingham is a sought after village lying approximately 8 miles from the 3 market towns of Malton, Helmsley and Kirkbymoorside and only 20 miles from the City of York. The village is served by a good range of local amenities including, village shop, public house, coffee shop and bakery, beauty salon, café and The Worsley Arms Hotel. There is also a GP surgery, village hall, primary school, cricket club and tennis club.

EPC Rating D



KITCHEN/DINING ROOM 17'3" x 16'6" (5.28m x 5.04)
Window to front and rear aspect, Antique terracotta tiled flooring, window seat, range of wall and base units by Aberford interior design, AGA with brick surround, integrated fridge/freezer, stairs to first floor landing with understairs storage cupboard.

UTILITY ROOM 4'11" x 9'7" (1.50m x 2.93m)
External door to rear aspect, Antique terracotta tiled flooring, plumbed for washing machine, sink and wall and base units.

SITTING ROOM 17'5" x 15'2" (5.33m x 4.63m)
Window to front and side aspect, feature brick fireplace with multi-fuel stove and wall lights.

GARDEN ROOM 10'0" x 14'4" (3.05m x 4.37m)
Doors to front aspect to garden, Antique terracotta tiled flooring and exposed stone wall.

FIRST FLOOR LANDING 5'1" x 12'7" (1.57m x 3.84m)
Window to rear aspect.

MASTER BEDROOM 17'6" x 15'3" (5.35m x 4.65m)
Window to front and side aspects, French doors to rear aspect, loft access.

MASTER EN-SUITE
Window to rear aspect, shower, low flush WC, sink and panelled walls.

BEDROOM TWO 11'8" x 7'10" (3.57m x 2.39m)
Window to front aspect and fitted wardrobe.

BEDROOM THREE/DRESSING ROOM 11'8" x 7'10" (3.58m x 2.39m)
Window to front aspect.

HOUSE BATHROOM
Window to rear aspect, low flush WC, bath and airing cupboard.

GARAGE 12'4" x 19'4" (3.76m x 5.90m)
Window to side and rear aspects, power and light.

CAR PORT 12'4" x 15'1" (3.76m x 4.60m)

GARDEN
Beautiful enclosed private south facing garden with a range of plants and shrubs, log store and shed.

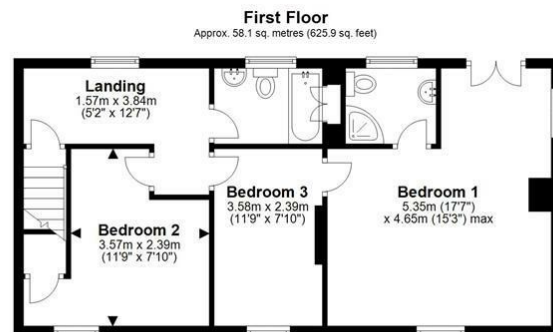
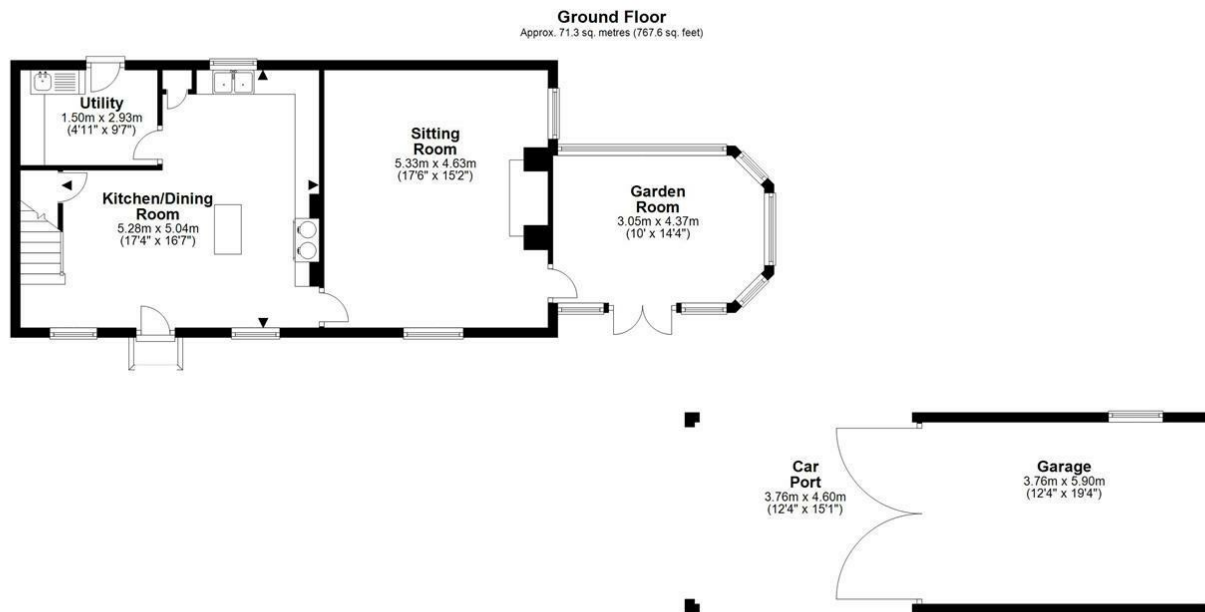
SERVICES
Oil fired central heating and mains drains.

COUNCIL TAX BAND D

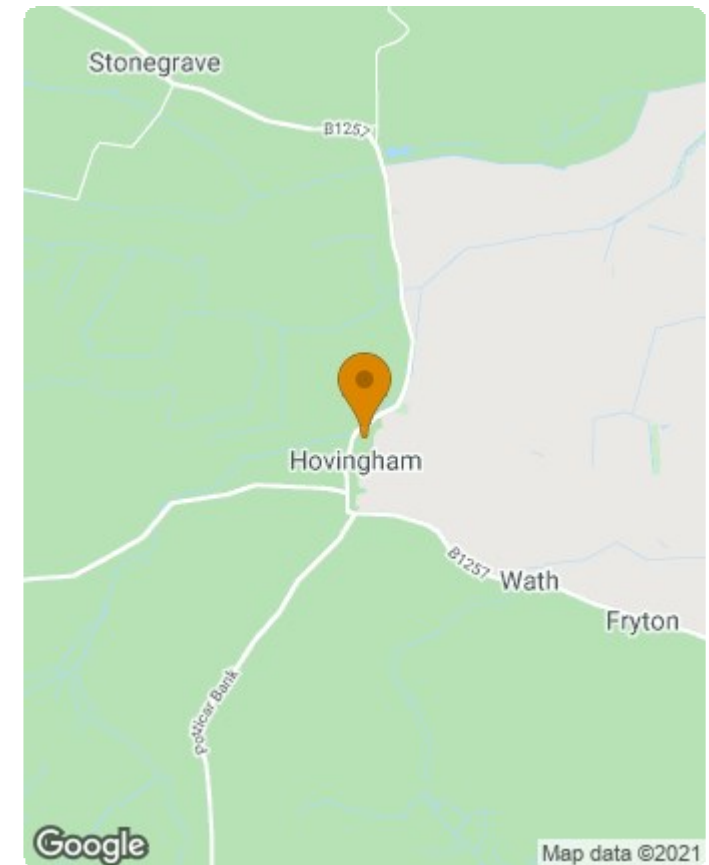
TENURE
Freehold.







Total area: approx. 129.5 sq. metres (1393.5 sq. feet)
Rose Cottage, Hovingham



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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