



**Forge Cottage High Hutton**  
**Huttons Ambro, North Yorkshire YO60 7HW**  
**Offers in excess of £650,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



Forge Cottage is a beautiful cottage located in the idyllic village of Huttons Ambo. This deceptively spacious period home has been much improved by the current owners over the years, whilst still retaining a wealth of original features and charm. This peaceful village offers breath-taking views and countryside walks on your doorstep at Hutton Bank Wood and along the river Derwent. A pathway crosses the suspension bridge at Low Hutton and follows the river all the way to Malton. The village is also ideal for access to York (16.0 miles) and Malton (3.5miles) via the A64.

In brief this property comprises; spacious reception hall, cosy living room/snug, breakfast kitchen, utility/rear hall, guest cloak room and sitting room with log burner and dining area with doors onto garden. To the first floor there are four generous sized bedrooms with shower room and house bathroom that all lead-off a spacious landing area.

Outside to the rear there is a beautiful professionally designed landscaped garden with a range of mature plants, shrubs and trees. There are patio areas, workshop/garden store and outstanding open countryside views. To the front is a range of plants and shrubs. Gravelled driveway along the western side of the house.

Huttons Ambo is the collective name for High Hutton & Low Hutton, two small villages tucked away near Malton on the edge of the Howardian Hills with views over the neighbouring Wolds. High Hutton is perched up high on the hill near the A64. The village currently has a village hall, general shop and St Margaret's Church, community cafe, quiz and supper night and book club.



**ENTRANCE HALLWAY** 12'2" x 10'0" (3.73m x 3.06m)  
Door to front, beamed ceiling, wooden flooring, feature fireplace, wall light, fitted cupboards, radiator and power points.

**GUEST CLOAKROOM**  
Window to side aspect, tiled flooring with under-floor heating, low flush WC and wash hand basin.

**LIVING ROOM** 12'5" x 11'9" (3.78m x 3.58m)  
Windows to front aspect with window seat, beamed ceiling, wall lights, TV point, power points and radiator.

**KITCHEN** 9'11 x 22'6 (3.02m x 6.86m)  
Windows to rear and side aspect, exposed beamed ceiling, exposed brick wall, bespoke base, tall and wall units with wood worktops, useful large pan drawers and pull out larder units, Miele appliances including; freestanding double oven cooker with gas hob, integrated extractor hood, integrated fridge, integrated dishwasher, tiled flooring with underfloor heating, stainless steel sink and drainer unit with mixer tap, bespoke tile splashback, combi boiler, electric fuse box, power points.

**SITTING ROOM** 13'2" x 15'0" (4.02m x 4.59m )  
Windows to front aspect, exposed beams, log burning stove with brick surround, fitted cupboard storage, wall lights, TV point, telephone point and power points.

**DINING AREA** 15'3" x 10'9" (4.65m x 3.28m )  
Open to the sitting room and French Windows out to the garden.

**UTILITY ROOM/REAR HALL** 7'4" x 6'5" (2.24m x 1.96m)  
Tiled flooring with under floor heating, door to side aspect, power points, radiator and storage cupboard.

**FIRST FLOOR LANDING**  
Window to rear aspect, airing cupboard, radiator and power points.

**MASTER BEDROOM (BEDROOM ONE)** 14'0" x 15'9" (4.27m x 4.80m)  
Windows to front aspect, fitted wardrobes, radiator, power points

**SHOWER ROOM**  
Window to rear aspect, wooden style flooring, fully tiled shower cubicle, low flush WC, wash hand basin with pedestal, part tiled walls.

**BEDROOM TWO** 12'8" x 11'10" (3.86m x 3.61m)  
Window to front aspect, fitted wardrobes, radiator and power points.

**BEDROOM THREE** 12'2" x 10'4" (3.71m x 3.15m)  
Window to front aspect, radiator, power points.

**BEDROOM FOUR** 15'1" x 10'9" (4.60m x 3.28m)  
Window to rear, power points, radiator.

**HOUSE BATHROOM**  
Window to rear aspect, part tiled walls, wood style flooring, Villeroy & Boch low flush WC, bath and sink, shower wall mounted towel rail and airing cupboard.

**GARDEN**  
To the rear there are beautifully designed landscaped garden with a range of mature plants, shrubs and trees. There are patio areas, workshop/garden store and outstanding open countryside views. To the front is a range of plants and shrubs.

**WORKSHOP/GARDEN STORE** 13'2" x 9'2" (4.03m x 2.81m)  
Internal and external power points, insulated, power and light.

**TENURE**  
Freehold.

**SERVICES**  
LPG Gas and septic tank.

**COUNCIL TAX BAND F**

**PARKING**  
There is off street parking for one vehicle and there is off-street parking.











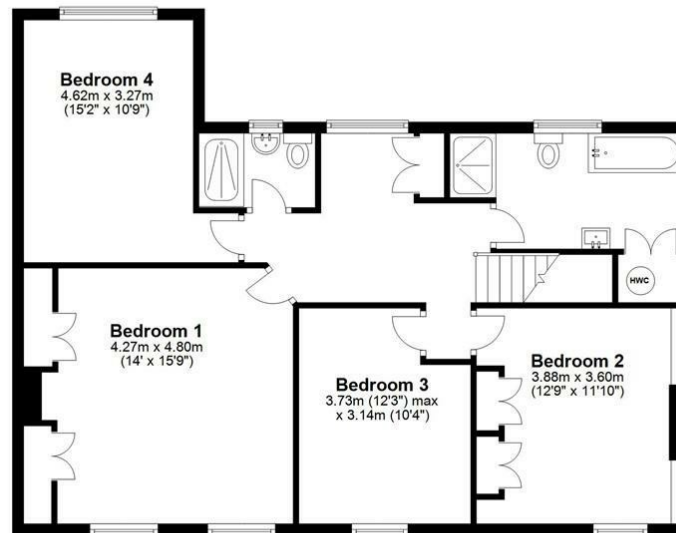
### Ground Floor

Approx. 101.6 sq. metres (1093.2 sq. feet)



### First Floor

Approx. 87.7 sq. metres (943.7 sq. feet)



Total area: approx. 189.2 sq. metres (2036.9 sq. feet)  
**Forge Cottage, High Hutton**



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

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



01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398