

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(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	68	69
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



Ewefield Cottage, Browside, Ravenscar, North Yorkshire, YO13 0NH Offers in excess of £495,000

PLEASE NOTE THERE IS A LOCAL OCCUPANCY CLAUSE ON THIS PROPERTY

Ewefield Cottage is a beautifully situated two bedroom detached property with stables, approximately three acres of grazing land, outside stores and workshop located in a idyllic private location in the North York Moors National Park. Tucked away on the old railway line running between Ravenscar and Robin Hood's Bay. Set half way up the brow there are some simply stunning views across the valley, and over Robin Hood's Bay to the village.

Renovated throughout in recent years this much loved home was previous a wooden toy factory before being converted in 2006 and comprises; entrance hallway with Yorkshire flags, house bathroom with cast iron roll top bath, kitchen/dining area, sitting room with doors onto the raised patio area. To the first floor there are two good sized bedrooms with an en-suite to main bedroom. The cottage is set off a private road with a shared access driveway where you can then park privately behind the double gates. Far reaching views across Robin Hoods Bay and grazing land amounting to approximately three acres, static caravan which can be used as a sun room with French doors, stables, stores and workshop.

Directions: Turning left where sign-posted for Ravenscar, just beyond The Falcon Inn. Follow the signs for Ravenscar turning left at the Smugglers Rock Guesthouse where the road bends round to the right, by the windmill. Travel straight down this single road past the radio mast and follow the road for 1 ½ miles past the left fork and continue to the old stone built railway bridge. Immediately after the railway bridge, take the unmade road on the right-hand side that curls back and joins the old railway, turning right to pass under the railway bridge you have just crossed. Ewefield Cottage lies approximately 250 yards



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

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ENTRANCE HALL

11'11" x 9'10" (3.65m x 3.00m)

BATHROOM

KITCHEN/DINING ROOM

18'9" x 11'5" (5.72m x 3.48m)

SITTING ROOM

18'9" x 16'9" (5.74m x 5.12m)

FIRST FLOOR LANDING

MASTER BEDROOM

14'2" x 21'10" (4.34m x 6.68m)

MASTER EN-SUITE

BEDROOM TWO

14'0" x 12'11" (4.28m x 3.95m)

OUTSIDE

Externally: The house has gardens to the rear and paddocks etc, extending to approximately 3 Acres, below and beyond the gardens.

PARKING

Private parking behind gates.

TENURE

FREEHOLD

The property was once on the same title as Ewefield House but has since been separated.

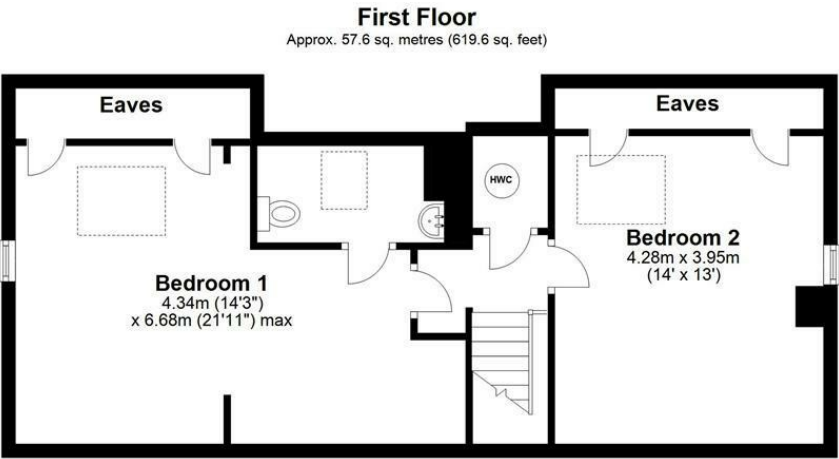
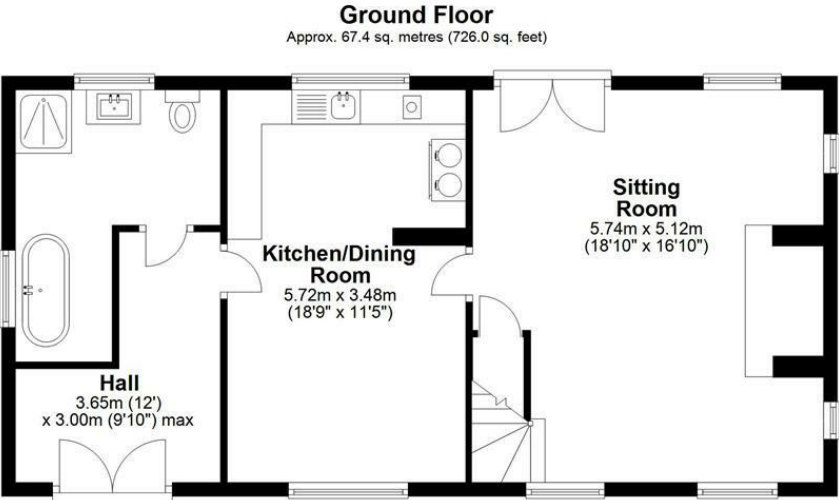
SERVICES

The property is understood to be connected to mains electricity, drainage is to a septic tank, water is supplied via bore hole.

STABLES

Three full size stables with one full size pony box which is currently used as tack room. The very large stable is two stables into one with no partican wall, but this could easily be erected.

WORKSHOP



Total area: approx. 125.0 sq. metres (1345.5 sq. feet)
Ewefield Cottage, Ravenscar