

## HILLCREST STONEGRAVE



**An attractive, stone-built detached cottage enjoying lovely views & offering versatile accommodation within a large site of over 0.4 acres together with garage & range of outhouses.**

Porch, entrance hall, sitting room, living room, study/occasional third bedroom, kitchen, rear lobby, WC & boiler store, first floor landing, two double bedrooms, bathroom & WC.

Oil-fired central heating. Upvc double-glazing.

Extensive gardens, ample parking, single garage & range of outhouses.

Edge of village location, within the Howardian Hills Area of Outstanding Natural Beauty.

### GUIDE PRICE £385,000



Hillcrest is an attractive detached cottage, offering a versatile arrangement of accommodation within a large plot on the western edge of Stonegrave and within the Howardian Hills Area of Outstanding Natural Beauty.

Constructed of solid limestone beneath a pitched, clay pantile roof, the cottage faces south-west and enjoys some lovely views across open countryside and large gardens of approximately 0.4 acres. It displays numerous appealing features and benefits from oil-fired central heating and upvc double-glazing. The accommodation amounts to over 1,000sq.ft and comprises: entrance hall, living room, sitting room, study/third bedroom, kitchen, WC and boiler store; to the first floor there are two generously proportioned double bedrooms and a spacious house bathroom. A former wash house and log store adjoin the rear of the property and offer the potential to create additional accommodation, if required.

Of particular benefit to Hillcrest is its lovely garden which lies on three sides of the cottage and features lawn, patio areas and a wide variety of mature shrubs and trees. In addition to the previously mentioned outbuildings that adjoin the cottage, there is a brick built loose box, and garage with adjoining lean-to. There is gated access on either side of the cottage, allowing ample room to park.

Stonegrave is a picturesque North Yorkshire village which lies on the Malton to Helmsley road, along the southern slopes of Caulkley's Bank. The nearby estate village of Hovingham benefits from a gastro pub, popular bakery, café, and doctor's surgery and the closest primary schools are in the villages of Slingsby and Ampleforth (both approximately 5 miles). The neighbouring market towns of Malton and Helmsley offer a wide range of local amenities including secondary schooling and a railway station in Malton with regular services to York, from where London can be reached in less than 2 hours.



## **ACCOMMODATION**

### **PORCH**

Front door to:

### **ENTRANCE HALL**

Staircase to the first floor. Telephone point. Thermostat.

### **SITTING ROOM**

3.7m x 3.5m (12'2" x 11'6")

Open fire with stone surround and tiled hearth. Twin fireside alcoves. Exposed beams. Five wall light points. Understairs cupboard. Casement window to the front. Radiator.



### **LIVING ROOM**

4.5m x 3.7m (max) (14'9" x 12'2")

Cast iron wood burning stove set on a tiled hearth within a stone surround. Fireside cupboard. Three wall light points. Exposed beam. Television point. Casement window to the front. Radiator.



### STUDY / OCCASIONAL THIRD BEDROOM

3.5m x 2.4m (11'6" x 7'10")

Casement window to the front. Radiator.



### KITCHEN

3.7m x 2.7m (max) (12'2" x 8'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric cooker point. Extractor hood. Automatic washing machine point. Pantry cupboard. Exposed beams. Casement window to the rear. Radiator.



### REAR LOBBY

Open to outside.

### OUTSIDE WC

2.1m x 0.9m (6'11" x 2'11")

Low flush WC and wash basin. Casement window to the rear.

### BOILER STORE

1.4m x 1.0m (4'7" x 3'3")

Worcester oil fired central heating boiler.

### FIRST FLOOR

#### LANDING

Casement windows to the front and rear. Loft hatch. Fitted storage cupboard. Large, walk-in airing cupboard with hot water cylinder. Two radiators.

#### BEDROOM ONE

3.8m x 3.6m (12'6" x 11'10")

Loft hatch. Casement window to the front. Radiator.



#### BEDROOM TWO

3.8m x 3.5m (max) (12'6" x 11'6")

Casement window to the front. Radiator.



#### BATHROOM & WC

2.7m x 2.4m (8'10" x 7'10")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Casement window to the rear. Radiator.





## OUTSIDE

The property, which faces south-west, is set into the hillside, and occupies a large plot of approximately 0.4 acres. There are gardens on either side, and to the rear, featuring extensive lawn, established shrubs, fruit trees and a mature walnut tree. There is gated access on either side of the cottage, one of which opens onto a parking area and single garage.



### OFFICE / STORE

3.3m x 3.0m (10'10" x 9'10")

Electric light and power. Casement window to the side.

### LOG STORE

3.0m x 1.5m (9'10" x 4'11")

Electric light.

### GARAGE

6.2m x 3.2m (20'4" x 10'6")

Electric light and power. Up and over door to the front. Personnel door to the side. Concrete floor. Concrete panel construction.

### LOOSE BOX

3.1m x 3.1m (10'2" x 10'2")

Brick floor. Brick and pantile construction.



## GENERAL INFORMATION

Services: Mains water and electricity.

Septic tank drainage.

Oil-fired central heating.

Council Tax: Band: F (Ryedale District Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 4LJ.

EPC Rating: Current: E46. Potential: A98.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

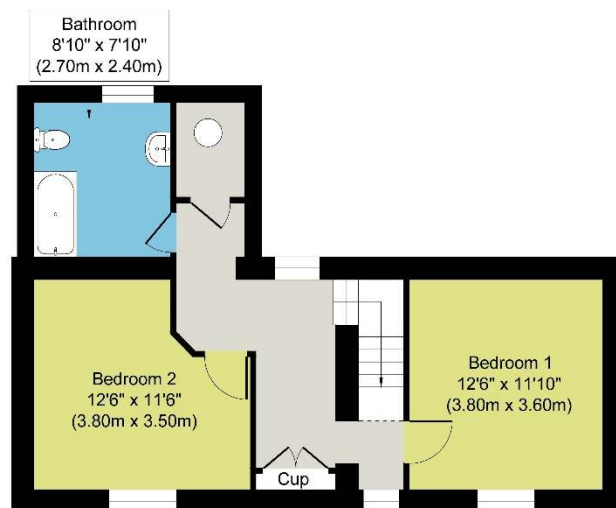








**Ground Floor**  
**Approximate Floor Area**  
**880 sq. ft**  
**(81.75 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**522 sq. ft**  
**(48.47 sq. m)**

