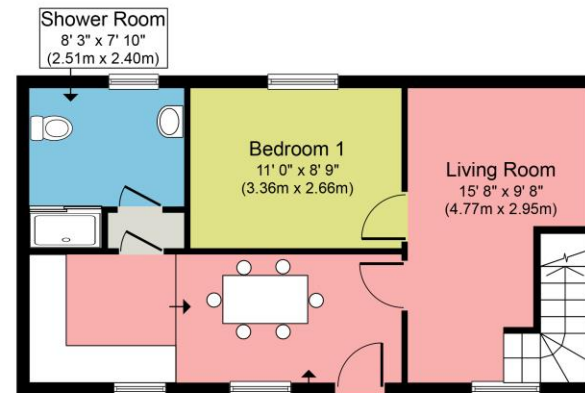


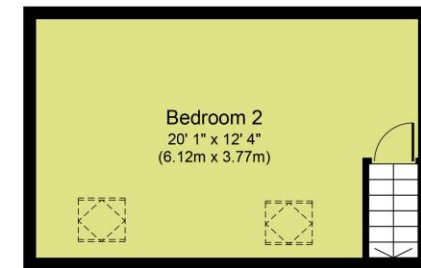


ONE THE OLD MILL
ROSEDALE ABBEY
NORTH YORK MOORS NATIONAL PARK

Cundalls



Ground Floor
Approximate Floor Area
466 sq. ft.
(43.3 sq. m.)



First Floor
Approximate Floor Area
257 sq. ft.
(23.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ONE, THE OLD MILL

ROSEDALE ABBEY

NORTH YORK MOORS NATIONAL PARK, YO18 8SA

GRADE II LISTED CHARACTER PROPERTY PROVIDING UP TO DATE ACCOMMODATION OF 723 SQUARE FEET TOGETHER WITH OFF-STREET PARKING AND GARDENS.

- An attractive conversion of a former mill building located in the heart of the village.
- Well presented, modern accommodation amounting to over 720 square feet.
- Dining kitchen with a range of integrated appliances – front facing living room.
- Two bedrooms; one to the ground floor and one to the first floor – large main shower room.
- Low maintenance garden and grounds to the front and rear. Private off-street parking for one vehicle.
- No onward chain.

**OFFERS IN EXCESS OF £250,000
FREEHOLD**

DESCRIPTION

A charming, double fronted, character property situated in the very heart of this pretty and sought after Moorland village.

Dating back to the 19th Century, No 1 The Old Mill forms the right hand portion of the original water mill. Converted around 20 years ago, it provides a surprisingly spacious level of accommodation arranged over two floors; with private parking and low maintenance gardens to the front and rear.

In all the house provides 723 square feet of accommodation which comprises; breakfast kitchen with fitted units, integrated appliances and space for a dining table. There is also a separate south facing living room, double bedroom and spacious shower room to the ground floor; and a further large bedroom with fitted eaves storage on the first floor. The windows and front door are all hardwood by Taylors of Pickering and the windows are double glazed throughout.

The cottage faces south and takes advantage of its sunny position with a flagged terrace to its front. To the rear, accessed through a five bar metal gate, is another area of garden which has the potential to be landscaped further to enhance the property as a whole.

The cottage is currently a full time home but would be well suited to be run as a holiday cottage with some contents potentially available by separate negotiation – making it ideal for a buyer looking to take on a fully operational holiday cottage or second home.

LOCATION

Rosedale Abbey is a busy rural village and the principal settlement in the Rosedale Valley. The village is an important tourist destination and offers unrivalled opportunities for outdoor recreation within the National Park. Within the village is a bakery and stores, tea room, a public house and craft workshops. The village has a church and primary school and is ten miles from the market town of Pickering.

ACCOMMODATION COMPRISES

DINING KITCHEN

6.00 m (19'8") x 2.00 m (6'7")

Traditional front door. Pair of windows to the front. Range of matching base and wall units with contrasting worktops incorporating single drainer stainless steel sink unit. Integrated electric oven. Four ring halogen hob with extractor overhead. Integrated slim fit dishwasher. Integrated fridge. Integrated washing machine. Gas fired central heating boiler set within a fitted cupboard. Electric fuses. Radiator.



LIVING ROOM

4.77 m(15'8") x 2.95 m(9'8")

Window to the front, south facing, elevation. Two radiators. Return stairs to the First Floor with an open understairs area; ideal as a small study space. Television point. Telephone point.



BEDROOM ONE

3.36 m (11'0") x 2.66 m (8'9")

Window to the rear, overlooking the rear garden. Radiator.



INNER HALLWAY

Storage space.

SHOWER ROOM

2.51 m(8'3") x 2.40 m(7'10")

Double width shower cubicle with shower head above. Low flush WC. Pedestal wash hand basin. Extractor fan. Chrome heated ladder towel. Laminate floor. Window to the rear with privacy glass. Recessed ceiling lights.



FIRST FLOOR

BEDROOM TWO

6.12 m (20'1") x 3.77 m (12'4")

Exposed joists and beams. Two velux roof lights. Radiator. Fitted storage.



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OUTSIDE

1 The Old Mill is positioned on the southern edge of the village and is only a stones throw from the village green. It has a south facing paved seating area to its immediate front, affording a sunny spot with space for table and chairs.

At the rear the garden is mostly hard landscaped for ease of maintenance, with a number of well-established shrubs and trees providing splashes of colour and privacy. The LPG gas tank sits in the rear garden and there is a five bar gate allowing access out to the street.



There is allocated private parking for one vehicle on the tarmac parking area to the front.

GENERAL INFORMATION - REMARKS & STIPULATIONS

Services: Mains water, drainage and electric.
Central heating is LPG gas

Planning: North York Moors National Park Authority,
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP.
Tel: 01439 770657.

Council Tax: Band TBC

Tenure: The property is Freehold with vacant possession to be given upon completion.

EPC: Being Grade II Listed we understand that the property is EPC exempt.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson at the Pickering Office on 01751 472 766. email: judith.simpson@cundalls.co.uk

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

