

## PRIMROSE COTTAGE, 4 TARRS YARD WESTOW



**A delightful & recently refurbished Grade II Listed stone-built cottage offering deceptively spacious two double bedroom accommodation, together with easily maintained gardens in a sought-after location.**

Sitting room, kitchen, guest cloakroom,  
first floor landing, two double bedrooms & shower room.

Electric heating.

Overlooking the village green & with low maintenance garden areas & outside store.

**GUIDE PRICE £250,000**



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Primrose Cottage is a charming stone-built cottage, enjoying a pleasant outlook onto the green within one of Ryedale's most popular villages. The cottage occupies an end/corner position within this pretty row, which is believed to date from the late 1700s. Within the last year or so, the property has been tastefully refurbished throughout, to include a stylish new kitchen, updated electric radiators and pressurised hot water cylinder. The cottage is currently run as a successful holiday let, but would make a lovely permanent home, or bolt hole.

The cottage is Listed Grade II as being of architectural or historic interest and the accommodation, which amounts to over 700ft<sup>2</sup>, includes a 17ft sitting room, guest cloakroom, kitchen, first floor landing, two double bedrooms and a house shower room. Externally there is a lawned garden to the front, with paved path leading to the front door. There is an additional gravelled garden area to the side, alongside the kitchen. Parking is available on the village street.

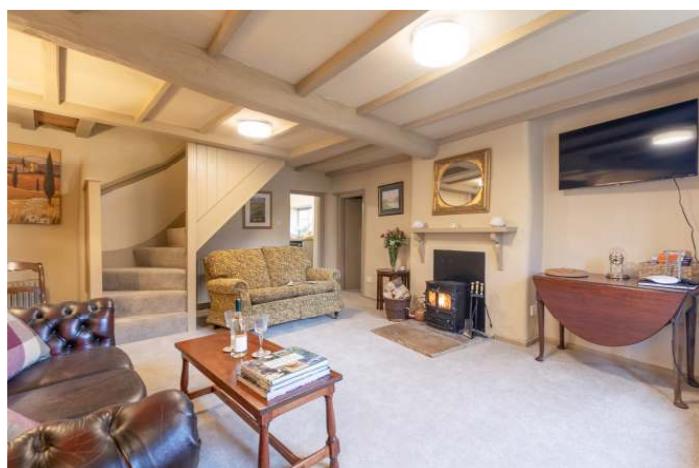
Westow is an attractive conservation village set in pleasant countryside, in an area where the landscape of the Howardian Hills opens out into the rolling hills of the Yorkshire Wolds. The village benefits from a highly regarded pub and restaurant, The Blacksmith's Arms and has a well-supported cricket club. The nearby market town of Malton (6 miles) offers a good range of amenities, including shops, restaurants and cafes, tennis courts, swimming pool, gym, cinema and excellent schools. There is easy access to York, approximately 14 miles, with all its varied facilities, including a mainline railway station with direct services to London Kings Cross in less than 2 hours.

## ACCOMMODATION

### SITTING ROOM

5.2m x 4.4m (max) (17'1" x 14'5")

Fireplace with painted timber mantel and cast iron wood burning stove set on a stone hearth. Exposed beams. Staircase to the first floor. Understairs cupboard. Television point. Yorkshire sliding sash window to the front with window seat. Wall-mounted electric heater.



### GUEST CLOAKROOM

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

White low flush WC and wash basin. Yorkshire sliding sash window to the rear.



### KITCHEN

3.8m x 2.7m (max) (12'6" x 8'10")

Range of updated kitchen cabinets with solid oak worktops and a Belfast sink. Electric oven and four ring ceramic hob with extractor hood. Dishwasher and washing machine points. Exposed beam. Telephone point. Yorkshire sliding sash window and stable door to the side. Wall-mounted electric heater.



## FIRST FLOOR

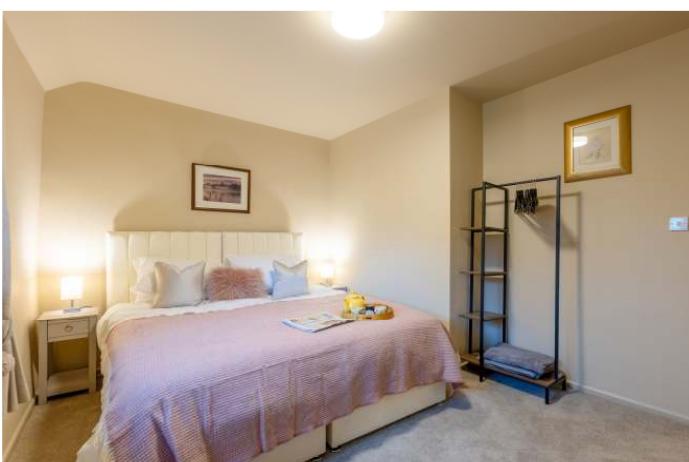
### LANDING

Mains wired smoke alarm.

### BEDROOM ONE

4.1m x 3.2m (max) (13'5" x 10'6")

Loft hatch. Yorkshire sliding sash window to the front.  
Wall-mounted electric heater.



### BEDROOM TWO

3.8m x 2.7m (max) (12'6" x 8'10")

Loft hatch. Yorkshire sliding sash window to the side. Wall-mounted electric heater.



### SHOWER ROOM

White suite comprising shower enclosure, wash basin and low flush WC. Extractor fan. Part-panelled walls. Heated towel rail.

## OUTSIDE

The front of the cottage faces south-east and overlooks the village green. There is an easily managed lawned garden and a block paved path leads to the front door. To the side of Primrose Cottage is a further garden area which has been gravelled for ease of maintenance and is located just alongside the kitchen. A few steps away is a useful brick outhouse, which adjoins the side of the property (cream door).

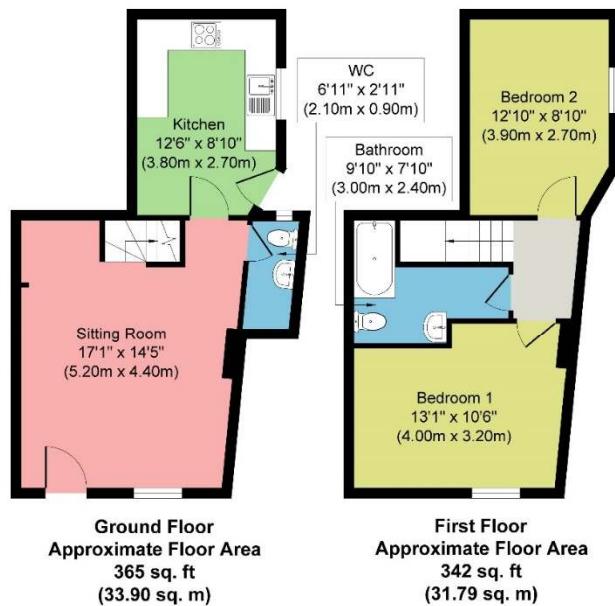




## GENERAL INFORMATION

Services: Mains water, electricity and drainage.  
Council Tax: Band: B (Ryedale District Council).  
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.  
Post Code: YO60 7NA.  
EPC Rating: E43.  
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.



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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