

VINE COTTAGE NORMANBY, SINNINGTON



A delightful, detached country cottage offering immaculately renovated accommodation with beautiful interiors & a pretty garden.

Entrance hall, dining kitchen, living room, utility room, guest cloakroom, bedroom three/snug, first floor landing, two bedrooms & house shower room.

Upvc double-glazing & oil-fired central heating.

Ample off-street parking & beautifully landscaped rear garden.

Viewing is highly recommended.

No onward chain.

GUIDE PRICE £365,000

Vine Cottage is a really delightful, detached cottage located in a popular rural village within easy reach of all Ryedale market towns. Within recent years the property has been comprehensively renovated and offers beautifully appointed interiors with a versatile layout.

In brief the accommodation comprises: entrance hall, dining kitchen, living room, utility room, guest cloakroom, inner hall, bedroom three / snug, first floor landing, two further bedrooms and a house shower room. The property benefits from oil fired central heating and upvc double-glazing.

Externally, a set of timber gates open onto a block paved driveway, offering ample space to park. To the rear of the cottage is a highly attractive, south-west facing garden which has been thoughtfully landscaped and enjoys a good level of privacy and features several stone paved patio areas, interwoven gravelled paths around well-stocked shrub borders and two useful garden sheds.

Normanby is an unspoilt rural village located within the Vale of Pickering, approximately equidistant between the Georgian market towns of Kirkbymoorside and Pickering. Malton and Helmsley are also within very easy reach and each of the Ryedale Market Towns offer a wide range of amenities, including a railway station at Malton with regular services to the mainline station of York from where London can be reached in less than 2 hours. Normanby itself benefits from a church, village pub and access to miles of footpaths and bridleways. Vine Cottage is located close to the centre of the village.



ACCOMMODATION

ENTRANCE HALL

1.7m x 1.4m (5'7" x 4'7")

Stone flagged floor. Casement window to the side.

DINING KITCHEN

4.5m x 3.5m (14'9" x 11'6")

Range of shaker style kitchen cabinets with polished granite worktops, incorporating a single drainer sink unit with mixer tap, electric range cooker with extractor over, and dishwasher. Exposed beams. Stone flagged floor. Casement windows to the front and side. Radiator. Square arch open onto the Living Room.



LIVING ROOM

3.5m x 3.4m (11'6" x 11'2")

Cast iron multi-fuel stove set on a stone hearth with timber mantel. Stone flagged floor. Exposed beams. Television point. Understairs cupboard. Casement window to the front and door out onto the garden. Radiator.



BEDROOM THREE / SNUG

2.8m x 2.0m (9'2" x 6'7")

Television point. Loft hatch. Casement windows to the side and rear. Radiator.



FIRST FLOOR

UTILITY ROOM

3.2m x 2.0m (10'6" x 6'7")

Range of kitchen units with polished granite worktops, incorporating a single drainer sink unit. Automatic washing machine/dryer. Worcester oil-fired central heating boiler. Stone flagged floor. Loft hatch. Casement window to the rear. Door to the rear. Heated towel rail.



LANDING

Exposed beam. Casement window to the side. Loft hatch. Radiator.



GUEST CLOAKROOM

2.1m x 1.0m (6'11" x 3'3")

White low flush WC and wash basin set within a vanity unit with quartz top. Casement window to the side. Stone flagged floor. Cupboard housing the electric meter and consumer unit. Radiator.

INNER HALL

Staircase to the first floor.



BEDROOM ONE

4.5m x 3.6m (14'9" x 11'10")

Exposed beams. Television point. Casement window to the front and Velux roof light to the rear. Two radiators.



BEDROOM TWO

3.6m x 2.4m (11'10" x 7'10")

Exposed beam. Casement window to the front. Television point. Recessed spotlights. Radiator.



HOUSE SHOWER ROOM

2.7m x 1.7m (8'10" x 5'7")

White suite comprising walk-in shower cubicle, wash basin set within a vanity unit with granite top, and low flush WC. Two wall light points. Extractor fan. Recessed spotlights. Amtico flooring. Casement window to the rear. Heritage radiator/towel rail.



OUTSIDE

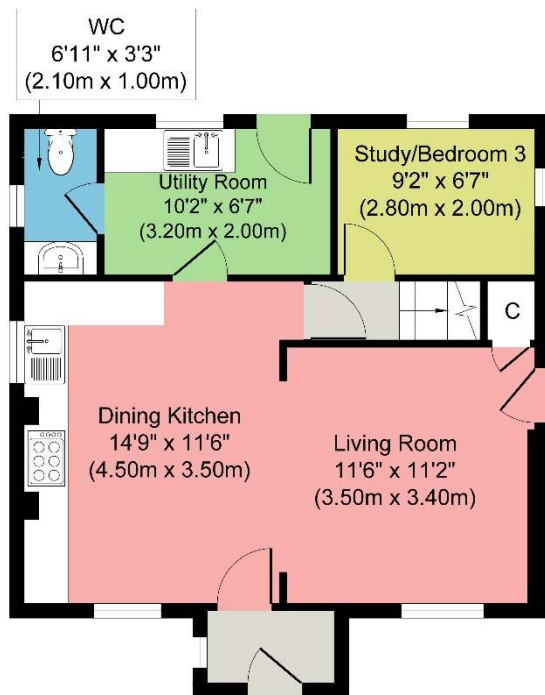
From the village street, a set of timber gates open onto a block paved driveway, with additional gravelled area for extra parking. In one corner an area has been screened off to conceal the oil tank and space for wheelie bins. A gravelled path winds through the front garden, leading to the front door. The rear garden has been attractively re-landscaped and enjoys a very pleasant, south-west facing aspect. It has been designed with ease of maintenance in mind and includes two stone paved patio areas, linked via interwoven paths around well-stocked shrub borders. There is side access via a gate, leading to the door into the utility room. Two timber garden sheds are included and there is the usual exterior lighting, water tap and a pair of covered double electrical sockets.



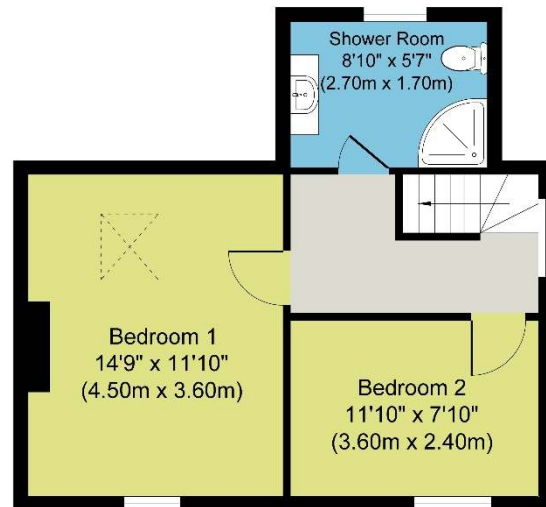
GENERAL INFORMATION

- Services: Mains water, electricity and drainage.
Oil fired central heating.
- Council Tax: Band: D (North Yorkshire Council).
- Post Code: YO62 6RH
- Tenure: Freehold with vacant possession upon completion.
- EPC Rating: Current: D65. Potential: B82.
- Note: The washer/dryer and free-standing fridge freezer are included in the sale, as are all window blinds and ground floor curtains.
- 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
510 sq. ft
(47.41 sq. m)



First Floor
Approximate Floor Area
393 sq. ft
(36.47 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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