

12 SCHOOL ROW ROSEDALE EAST, ROSEDALE ABBEY



A delightful character cottage set in the heart of stunning Rosedale, providing an attractive range of accommodation, gardens front and rear and both a garage and parking.

Up to date and well-presented accommodation briefly comprises.

Ground Floor: Living Room – Kitchen – Rear Hall – Bathroom

First Floor: Three bedrooms, two of which are generous doubles.

Upvc double glazing. Modern, electric heating system

Large and attractive grounds with beautiful views. Detached garage and off-street parking.

NO ONWARD CHAIN

GUIDE PRICE £285,000

School Row is a beautifully sited and picturesque row of traditional miners' cottages set just over a mile from the village of Rosedale Abbey, with a wonderful outlook across the dramatic scenery of Rosedale. Number 12 is a classic stone and slate Rosedale cottage, currently operating as a successful holiday cottage and could be available fully furnished as an ideal 'turn key' property.

In all the cottage provides 742 square feet of modern accommodation, with nicely proportioned rooms, stylishly presented and comfortably appointed throughout. The cottage has uPVC double glazed windows and an efficient electric heating system. In brief the accommodation provides the following: front facing sitting room with an open fire and an open view across the garden, smart kitchen with modern units, rear hall and a good sized, ground floor bathroom. Upstairs are two good sized double bedrooms, both with lovely open views across the landscape and a further single bedroom. The cottage is equally well suited for full-time living.

12 School Row is set within well-established grounds, with pretty, lawned gardens to the front and rear, with a south facing aspect to its front and a well-placed seating area, which takes in the lovely far-reaching open views. To the rear is a detached garage and private off-street parking.



LOCATION

Rosedale Abbey is a bustling rural village and the principal settlement in the Rosedale Valley. Unsurprisingly, given the stunning landscape the village is set within, Rosedale Abbey is a popular tourist destination and offers unrivalled opportunities for walkers and wildlife enthusiasts alike to explore the National Park. Within the village is a highly regarded deli and tearoom, general store, several public houses and craft workshops. The village has a church and primary school (transport is provided) and is ten miles from the market town of Pickering and just a 30 minute drive from the lively and historic seaside town of Whitby. The Lion Inn at Blakey deemed 'The best pub in the North York Moors' by the Guardian is just a two mile walk from the house and The Tree Relaxation Retreat which The Times names 'one of the top 20 retreats in the world' lies just up the road. School Row is located in Rosedale East, only a mile to the north of the main village.



ACCOMMODATION COMPRISES

ENTRANCE HALL

Panelled door with window light overhead. Stairs to the first floor.

LIVING ROOM

4.10 m (13'5") x 3.80 m (12'6")

Fireplace with stone hearth housing the open fire. Pair of arched, fireside, recesses with fitted storage. Casement window to the front. Electric wall panel heater. Television point. Wall lights. Fitted understairs storage cupboard.



KITCHEN

3.00 m (9'10") x 2.17 m (7'1")

Range of fitted base and wall units with granite effect worktops incorporating a single bowl stainless steel sink unit. Integral electric oven. Four ring induction hob with extractor overhead. Tiled splashbacks. Casement window to the rear. Electric wall panel heater.



REAR HALLWAY

Door out to the rear.

BATHROOM

2.10 m (6'11") x 1.40 m (4'7")

Matching white suite comprising bath with shower overhead. Low flush WC. Pedestal wash hand basin. Fully tiled floor and walls. Extractor fan. Casement window to the rear. Chrome heated ladder towel rail. Electric shaver point.



FIRST FLOOR

BEDROOM ONE

4.64 m (15'3") x 3.00 m (9'10")

Casement to the front. Wash hand basin with a tiled surround. Electric wall panel heater. Fitted over stairs storage cupboard.



BEDROOM TWO

3.00 m (9'10") x 2.84 m (9'4")

Casement to the rear. Electric wall panel heater. Airing cupboard housing hot water cylinder with immersion heater.



BEDROOM THREE

2.71 m (8'11") x 2.00 m (6'7")

Casement to the rear. Electric wall panel heater.

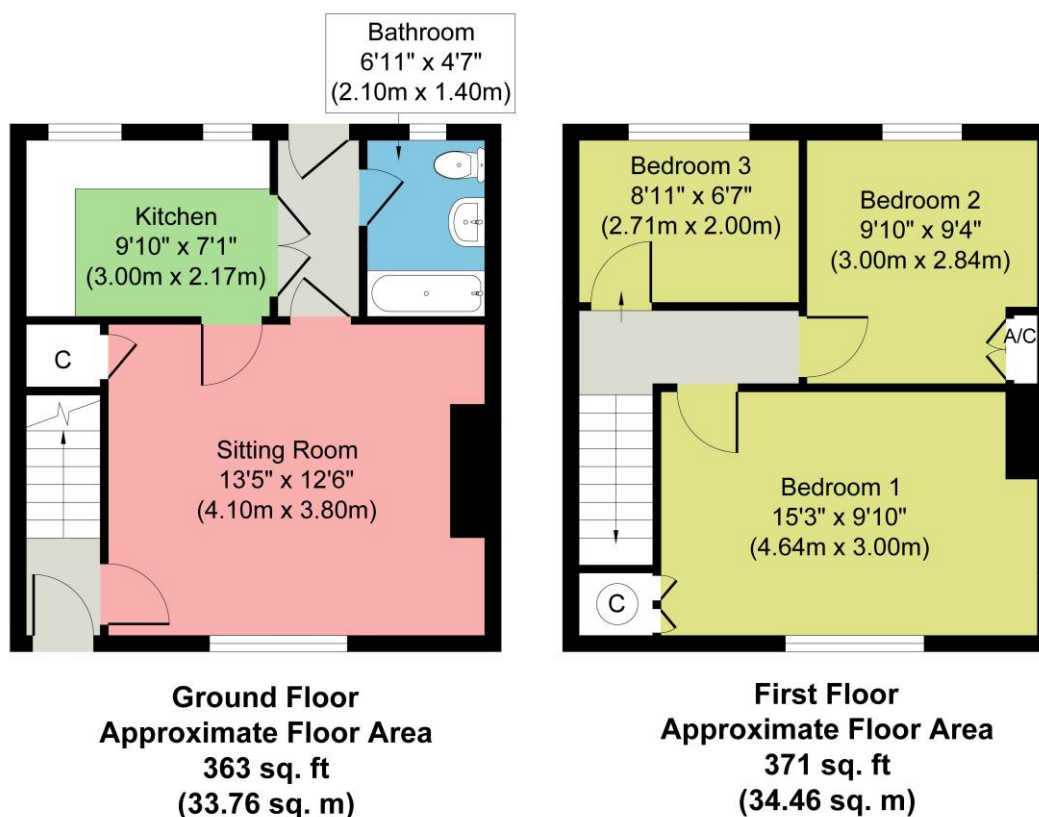


GARDEN AND GROUNDS

School Row is an especially picturesque row of cottages, characterised by being set well back from the roadside, behind lengthy lawned front gardens, which face south and afford lovely open views across the valley, with superb wildlife spotting and dramatic skies on offer. Number 12 has a slightly raised stone flagged terrace to its immediate front, which gives way to the lawn.

Immediately behind the cottage, across the service lane, is the off-street parking and garage. Beyond, the lawned garden gently rises up, which affords a further superb aspect across the Dale.





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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GENERAL INFORMATION

Services: Mains water, drainage and electricity. Central heating is electric.
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
 Council Tax: TBC – previously C
 Post Code: YO18 8RQ
 EPC: TBC
 Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the 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.

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