

## AMBERVILLE COTTAGE FOLKTON, NEAR SCARBOROUGH



**An appealing village smallholding comprising a four-bedroom end terrace cottage, together with ample parking, double garage, range of outbuildings & grass paddocks amounting to over 3 acres in total.**

Sitting room, study, kitchen, conservatory, bathroom & WC,  
first floor landing, four bedrooms & shower room.

Oil-fired central heating, uPvc double-glazing & photovoltaic solar panels.

Extensive gardens & grounds, ample parking, double garage, workshop,  
timber pole barn & various other stores.

Grass paddocks. In total a little over 3 acres or thereabouts.

### GUIDE PRICE £465,000



Amberville Cottage consists of an extended, end of terrace cottage, with gardens, ample parking, outbuildings and paddocks, amounting to over 3 acres. The oldest portion of the cottage is believed to have Eighteenth Century origins; it was substantially extended in 1989 and now offers accommodation of approximately 1,365sq.ft with the benefit of oil-fired central heating, uPvc double-glazing and photovoltaic solar panels. The accommodation is arranged over two floors, which in brief comprises: sitting room with multi-fuel stove, inner hall, kitchen diner, conservatory, study and ground floor bathroom. On the first floor there are four bedrooms and a small shower room.

The property benefits from ample space to park within a gravelled courtyard, the access to which is shared with the two adjoining neighbours. In addition to attractive domestic garden areas, there is the advantage of a useful workshop, double garage, timber pole barn and further storage buildings.

Beyond the courtyard, mature grounds with pond and a variety of trees, lead to a series of interconnecting grass paddocks, providing good quality grazing of almost 3 acres, making Amberville Cottage an ideal proposition for anyone with equestrian or smallholding interests.

Folkton is a small, rural village positioned on the edge of the Vale of Pickering, yet within easy reach of the nearby coastal towns of Filey (5 miles) and Scarborough (6 miles), with their many amenities. Despite its rural situation at the foot of the Yorkshire Wolds, there is easy access to the A64 (approx. 2 miles), providing an excellent link to Malton and York. Amberville Cottage fronts onto the main village street.

## **ACCOMMODATION**

### **CONSERVATORY**

3.9m x 3.7m (12'10" x 12'2")

Tiled floor. Radiator. Door to the rear and windows to three sides.



### **KITCHEN**

4.5m x 3.8m (14'9" x 12'6")

Range of kitchen units incorporating a single drainer sink unit. Four ring ceramic hob with extractor hood above. Electric double oven. Dishwasher point. Casement window to the front and window onto the Conservatory. Radiator.



### **INNER HALL**

Staircase to the first floor.

### SITTING ROOM

7.1m x 3.8m (max) (23'4" x 12'6")

Cast iron multi-fuel stove set on a tiled hearth within a stone surround. Beamed ceiling. Television point. Understairs cupboard. Two casement windows to the front and one to the rear. Door to the front porch. Radiator.



### STUDY

2.6m x 1.9m (8'6" x 6'3")

Tiled floor. Walk-in cupboard housing the oil-fired central heating boiler. Casement window to the rear. Radiator.

### BATHROOM & WC

1.8m x 1.7m (5'11" x 5'7")

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

### FIRST FLOOR

#### LANDING

Casement window to the rear. Loft hatch.

### BEDROOM ONE

4.5m x 3.8m (14'9" x 12'6")

Range of fitted wardrobes. Loft hatch. Casement windows to the front and rear. Radiator.



### BEDROOM TWO

4.6m x 2.8m (15'1" x 9'2")

Coving. Casement windows to the front and rear. Radiator.



### BEDROOM THREE

2.5m x 2.3m (8'2" x 7'7")

Casement window to the front.

### BEDROOM FOUR

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

Casement window to the front.

### SHOWER ROOM

1.9m x 1.0m (6'3" x 3'3")

Walk-in shower cubicle, wash basin and low flush WC. Casement window to the rear.



## OUTSIDE

Amberville Cottage is approached via a gravelled driveway, which is shared with two neighbouring properties and leads to a double garage and parking area. There is an enclosed garden immediately behind the cottage with lawn, shrub borders, a flagged patio area and an external laundry room. Adjoining the double garage is a useful workshop, which is topped with PV solar panels. A former stable and wood store also forms part of the package, and beyond the parking area is a further expanse of garden with lawn, a number of mature trees, greenhouse, summerhouse and pond. Beyond here are three interconnecting grass paddocks and a timber pole barn.



### LAUNDRY ROOM

2.2m x 2.2m (7'3" x 7'3")

Stainless steel sink unit. Automatic washing machine point.

### WORKSHOP

5.9m x 5.3m (19'4" x 17'5")

Electric power and light. Door and casement window to the front. Inverter for the solar panels.



### DOUBLE GARAGE

5.3m x 5.0m (17'5" x 16'5")

Twin up and over doors. Electric light.

### FORMER STABLES

5.8m x 5.4m (19'0" x 17'9")

Door and casement window to the front. Now used for storage and as a potting shed.

### TIMBER POLE BARN

16.7m x 8.1m (54'9" x 26'7")

With corrugated roof and divided internally to provide two large loose boxes and storage for hay and straw.



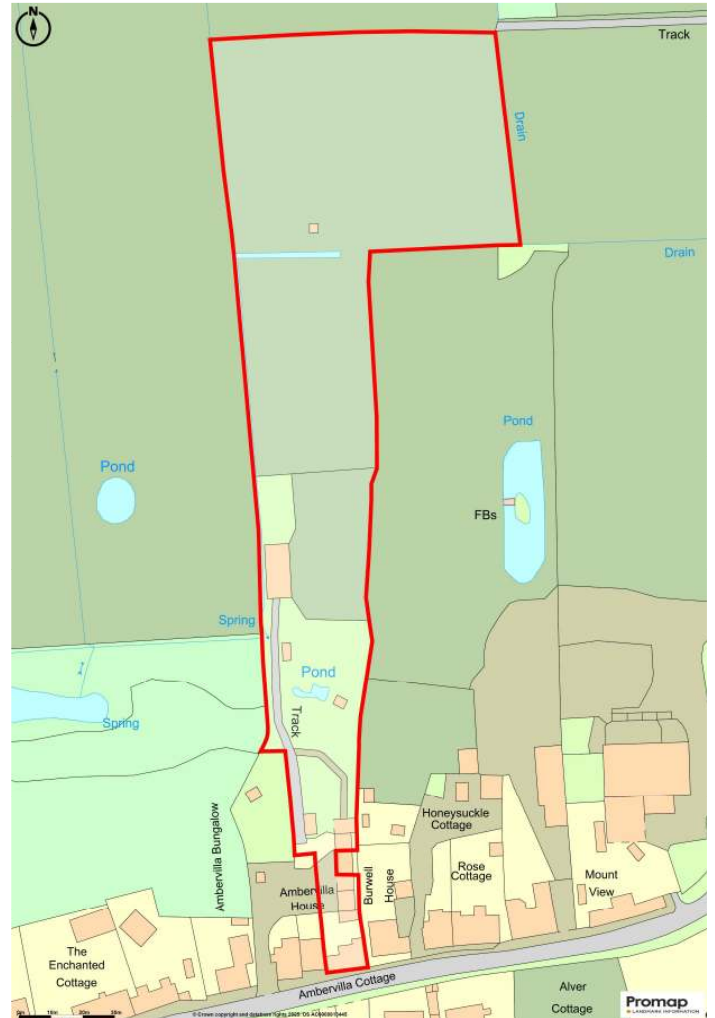
## GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: D (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO11 3UH.
EPC Rating:	Current: D60. Potential: B82.
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.

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