

## PILGRIMS COTTAGE CRAMBE



**A fascinating three-bedroom semi-detached cottage offering characterful and highly versatile accommodation, together with south-facing garden, open views, garage & ample parking in a sought-after village location.**

Entrance lobby, open-plan living space, kitchen, inner lobby, bathroom, separate WC, two ground floor bedrooms, galleried landing/study space & master bedroom.

Double-glazing. Oil-fired central heating.

Driveway parking, garage & south-facing garden with lovely views.

Peaceful yet easily accessible village between Malton & York.

**GUIDE PRICE £465,000**

Pilgrims Cottage is a fascinating 300-year-old cottage, which offers versatile three-bedroom accommodation within a sought-after village on the edge of the Howardian Hills. The cottage benefits from a huge, open-plan living space, which is double height and overlooked by galleried landing and study area. The property has the benefit of a lovely south-facing rear garden bordering open fields, across which there are scenic views.

The overall accommodation briefly comprises entrance lobby, open-plan living space, kitchen, inner lobby, bathroom, separate WC, two ground floor bedrooms with fitted wardrobes, a galleried landing/study space leading to a master bedroom with fitted wardrobes and a small en-suite cloakroom. The property is ready for some updating and improvement, but benefits from double-glazing and oil-fired central heating and is therefore priced accordingly.

A driveway extends along the side of the cottage and leads to a stone-built garage with workshop area and WC. The garden lies to the rear of the property and enjoys a very pleasant, south-facing aspect, with lawn, stone paved patio, established shrubs and a silver birch tree. The whole garden enjoys a good view across open fields.

Crambe is a peaceful village set within the Howardian Hills Area of Outstanding Natural Beauty. Despite its rural setting, the village enjoys easy access to the A64 for commuting to York, Leeds or further afield. The neighbouring village of Kirkham Abbey with its monastic ruin, benefits from a renowned public house and is only 1 mile away. The market town of Malton is located approximately 6 miles north and enjoys a full range of facilities, including a variety of eateries, independent and high street retailers, good schools, leisure facilities and railway station with regular services to York and the East coast.



## ACCOMMODATION

### ENTRANCE LOBBY

Leading through to:

### OPEN-PLAN LIVING SPACE

8.1m x 6.5m (max) (26'7" x 21'4")

A huge, open-plan living space with vaulted ceiling and partially exposed stonework. Open fire with quarry tile hearth, and log store alongside. Cast iron range on the opposite side of the room. Staircase to the first floor. Television point. Casement windows to the front and rear. Four radiators.



## KITCHEN

4.2m x 2.9m (13'9" x 9'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric cooker point. Automatic washing machine point. Dishwasher point. Integrated fridge. Beamed ceiling. Tiled floor. Cupboard housing the Grant oil-fired central heating boiler. Two casement windows and a door to the rear. Radiator.



## INNER LOBBY

Tiled floor. Thermostat. Radiator.

## BATHROOM

2.3m x 2.2m (min) (7'7" x 7'3")

White suite comprising bath with shower over and wash basin. Tiled floor. Casement window to the front. Radiator.



## SEPARATE WC

1.8m x 1.0m (5'11" x 3'3")

Low flush WC and wash basin. Tiled floor. Cupboard housing the fuse box. Casement window to the front. Radiator.

## BEDROOM TWO

4.9m x 2.7m (including fitted wardrobes) (16'1" x 8'10")  
Vaulted ceiling. Range of fitted wardrobes. Two casement windows to the front. Two radiators.



## BEDROOM THREE

5.0m x 2.5m (including fitted wardrobes) (16'5" x 8'2")  
Vaulted ceiling. Range of fitted wardrobes. Two casement windows to the rear. Two radiators.



### BEDROOM ONE

5.2m x 4.7m (17'1" x 15'5")

Range of fitted wardrobes. Two wall light points. Small cloakroom with WC and wash basin. Casement window to the rear. Radiator.



### FIRST FLOOR

#### MEZZANINE / STUDY SPACE

5.3m x 3.0m (max) (17'5" x 9'10")

Casement window to the front. Panelled ceiling. Airing cupboard housing the hot water cylinder.



### OUTSIDE

The cottage benefits from a good-sized, south-facing rear garden, which is mostly laid to lawn, along with a stone paved patio, a variety of mature shrubs, silver birch tree and two stone-built outhouses. The garden borders open fields, across which there are lovely views. A driveway runs alongside the property and leads to a stone-built garage.

### GARAGE

6.7m x 3.3m (max) (22'0" x 10'10")

Up and over door to the front. Personnel door to the side. Electric light and power. Casement windows to either side. Gardener's WC in one corner with low flush WC and wash basin.

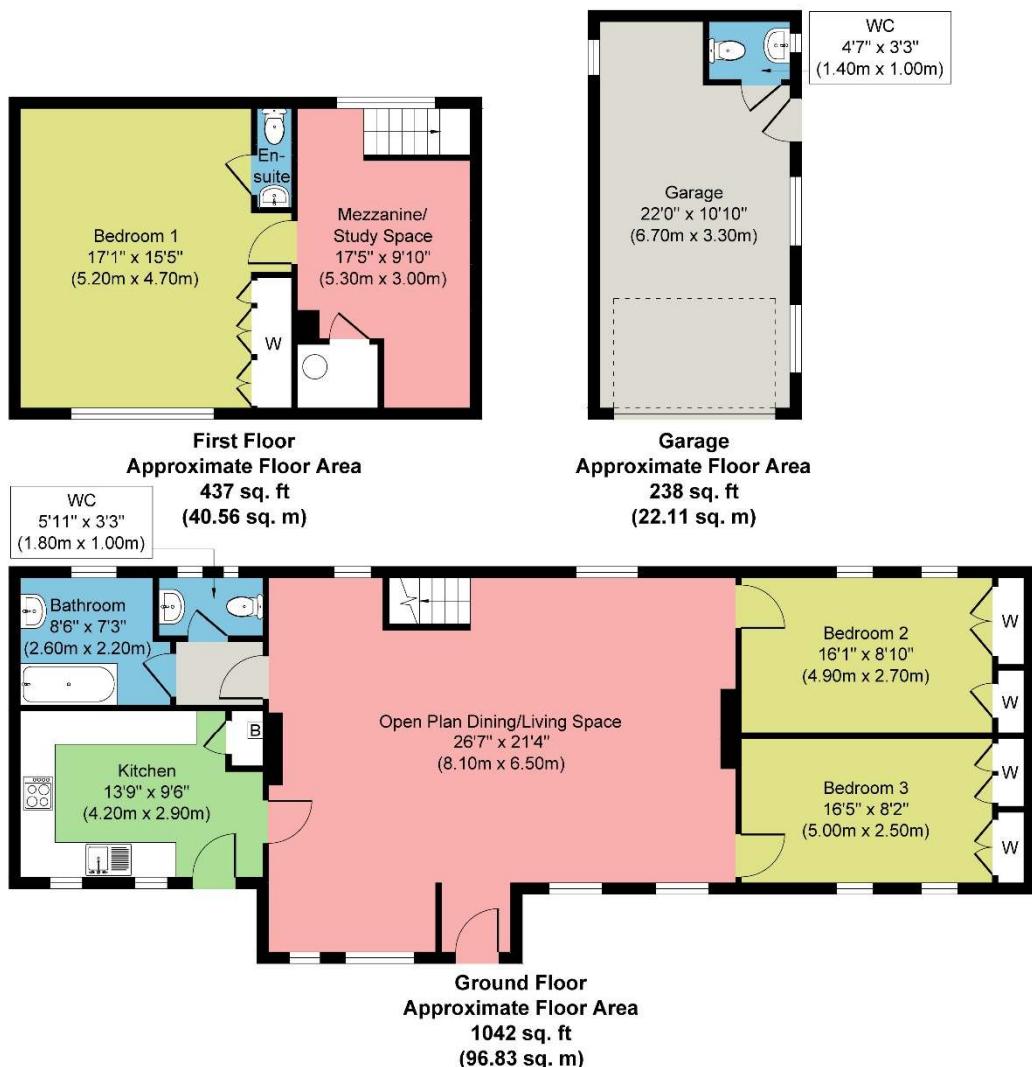




## **GENERAL INFORMATION**

Services:	Mains water and electricity. Septic tank drainage. Oil-fired central heating.
Council Tax:	Band: E (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO60 7JR.
EPC Rating:	Current: E39. Potential: D60.
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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