

MELROSE COTTAGE WASS



A nicely extended, stone-built semi-detached cottage located in a pretty, National Park village, together with large gardens & ample off-street parking.

Entrance hall, double reception room, kitchen, breakfast room, utility room, side lobby, guest cloakroom, first floor landing, master bedroom with en-suite shower room, two further bedrooms & house shower room.

Double-glazing. Oil-fired central heating.

Gravelled driveway, further parking, extensive gardens of approx. 0.25 acres.

No onward chain.

GUIDE PRICE £495,000

Melrose Cottage is an attractive semi-detached cottage, constructed of limestone walls beneath a slate roof. The property is understood to date from around 1850, when it formed part of the Newburgh Priory Estate, and served as a schoolmaster's house. The property has been extended to the side and rear, its layout reconfigured over the years, now offering three-bedroom accommodation of almost 1,250sq.ft.

The accommodation is arranged over two floors and briefly comprises entrance hall, a double reception room with log burner, kitchen, breakfast room, utility room, side lobby and guest cloakroom. At first floor level there are three bedrooms, the master has an en-suite shower room, and there is a further house shower room.

Melrose Cottage enjoys a pleasant, south-facing position, set within the boundaries of the North York Moors National Park and some rooms enjoy views of the ruins of Byland Abbey. The overall plot amounts to approximately 0.25 acres, made up of attractive gardens and driveway parking. There is further vehicle access from Wass Bank Road, via a right of way.

The village of Wass lies on the southern boundary of the North York Moors National Park and is some 6 miles south of the nearby Georgian market town of Helmsley and 2 miles west of the village of Ampleforth. The village benefits from a popular pub, The Stapylton Arms, and has a well supported village hall. Within nearby Ampleforth there is a primary school, village shop and post office and a doctor's surgery.

ACCOMMODATION

ENTRANCE HALL

Return staircase to the first floor. Tiled floor. Electric meter and consumer unit. Radiator.



DOUBLE RECEPTION ROOM

6.9m x 3.7m (22'8" x 12'2")

Cast iron multi-fuel stove with oak mantel. Engineered oak floor. Exposed beams to part. Two fitted storage cupboards. Four wall lights. Casement windows to the front and side. Glazed door to the side. Two radiators.



KITCHEN

4.0m x 2.7m (13'1" x 8'10")

Range of kitchen cabinets with a combination of solid oak and granite work surfaces, incorporating a Belfast sink and electric cooker with extractor hood. Tiled floor. Casement windows to the front and side. Radiator.



BREAKFAST ROOM

4.5m x 2.2m (14'9" x 7'3")

Tiled floor. Two wall lights. Glazed roof. Radiator.



SIDE LOBBY

1.9m x 1.2m (6'3" x 3'11")

Door to the side. Tiled floor. Coat hooks. Radiator.



GUEST CLOAKROOM

1.9m x 1.2m (6'3" x 3'11")

White low flush WC and wash basin. Tiled floor. Casement window to the side. Radiator.

FIRST FLOOR

LANDING

Velux roof light. Fitted storage cupboard. Loft hatch. Period fireplace.



UTILITY ROOM

2.5m x 2.0m (8'2" x 6'7")

Range of fitted units. Dishwasher point. Automatic washing machine point. Grant oil-fired central heating boiler. Two casement windows to the rear.



BEDROOM ONE

3.9m x 2.8m (12'10" x 9'2")

Recessed spotlights. Casement window to the front. Radiator.



BEDROOM TWO

3.4m x 3.0m (min) (11'2" x 9'10")

Period fireplace. Fireside cupboard. Casement window to the front. Radiator.



BEDROOM THREE

3.7m x 2.4m (12'2" x 7'10")

Stripped floorboards. Casement window to the side. Radiator.



EN-SUITE SHOWER ROOM

2.5m x 1.9m (max) (8'2" x 6'3")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Half panelled walls. Extractor fan. Two Velux roof lights. Heritage radiator/towel rail.



HOUSE SHOWER ROOM

2.5m x 1.9m (8'2" x 6'3")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Part panelled walls. Extractor fan. Velux roof light. Heated towel rail.



OUTSIDE

The property is approached via a gravelled driveway, offering ample room to park. There is a small area of garden to the front, with lawn and shrub border, whilst to the side there is a paved patio area screened by a timber trellis. A handgate opens through to a further patio and lawn, which links to the main area of garden, which is mostly laid to lawn and flanked by a variety of trees and mature shrubs. Two stone-built outhouses and a timber garden shed also form part of the property, and Melrose Cottage has the benefit of a vehicular right of way from Wass Bank Road, allowing for additional parking at the rear.

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: YO61 4BE.

EPC Rating: Current: E50. Potential: C78.

Note: We understand that planning permission is in place to further extend the house to the side (details on request).

Viewing: Strictly by prior appointment through the Agent's office in Malton.

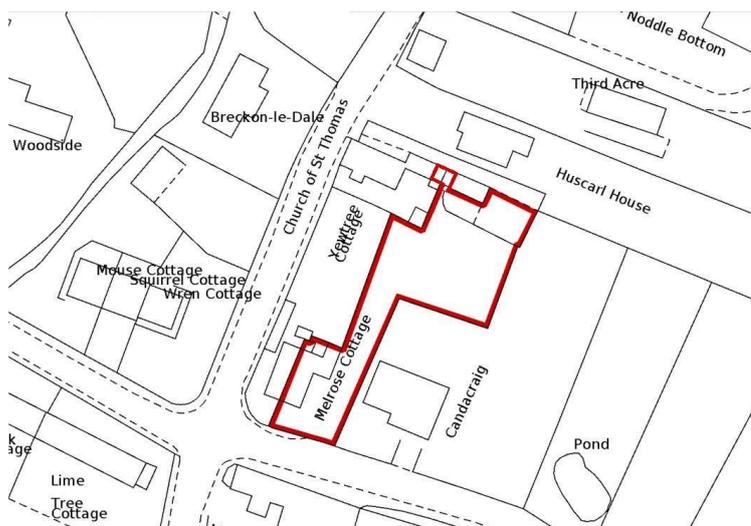


All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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
 697 sq. ft
 (64.79 sq. m)

First Floor
 Approximate Floor Area
 569 sq. ft
 (52.83 sq. m)



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