



The Little House
Howsham, North Yorkshire YO60 7PH
Guide price £395,000

WILLOWGREEN
ESTATE AGENTS

The Little House is a beautifully presented cottage dating back to the 17th century in an idyllic location offering peace and tranquility but within easy access to the cities of York and Leeds. This exceptionally charming three bedroom Grade II Listed building has been carefully renovated and restored by the present owner to an extremely high standard throughout.

In brief the property comprises; entrance, spacious dining room, sitting room with log burner and recently installed kitchen. To the first floor are three bedrooms and a house bathroom. The beautiful and private rear garden is overlooked by the village church and has far-reaching views towards Howsham Woods and beyond.

The village community of Howsham hosts a full range of ages and is extremely welcoming plus regular village events help to maintain the community spirit. Howsham has the benefit of accessing the A64 within 5 minutes with York Vangarde Retail park only 15 minutes and central York and Station just 25 minutes.

The historic market town of Malton, known as Yorkshire's Food Capital, offers excellent facilities including many independent shops and pubs plus primary and secondary schools. The train station has regular connections to Leeds, Scarborough and York with ongoing services to London.. In recent years Malton has become a destination for food lovers with food and craft fairs and farmers markets. Nearby attractions include the North York Moors National Park, Castle Howard and the historic city of York plus Howsham is within easy travelling distance of the East Yorkshire coast.

EPC Rating TBC



ENTRANCE HALLWAY

Door to front aspect, stairs leading to first floor landing.

LIVING ROOM 11'7" x 14'1" (3.55m x 4.30m)

Window to front aspect, window seat, log burner with feature brick insert and oak mantle, radiator, TV point, power points, exposed beams.

DINING ROOM 19'8" x 46'3" (6.0m x 14.1m)

Single glazed French doors to rear aspect, window to front aspect, lime-stone flooring, under stairs storage cupboard, two radiators, power points.

KITCHEN 13'6" x 11'3" (4.12m x 3.45m)

Velux windows, double glazed windows to rear and side aspect, door to rear aspect, Welsh slate flooring, shaker style kitchen with range of base units with oak work tops, tile splash back, electric single Neff oven and Neff electric hob, ceramic sink and drainer with mixer tap, two pantry cupboards housing space for freestanding fridge/freezer and space for washing machine with bespoke shelving, radiator, power points, combi boiler housed in cupboard.

FIRST FLOOR LANDING

Power points

MASTER BEDROOM 11'7" x 19'10" (3.55m x 6.05m)

Secondary glazing windows to front aspect and rear aspect, exposed beams, two sets of fitted wardrobes, two radiators, power points.

HOUSE BATHROOM 7'4" x 6'2" (2.25m x 1.89m)

Window to rear aspect, three piece bathroom suite comprising; panel enclosed bath with electric shower over, low flush WC and wash hand basin with pedestal, part tiled walls, radiator.

BEDROOM TWO 7'4" x 11'3" (2.25m x 3.43m)

Window to side aspect, storage above, radiator, power points.

BEDROOM THREE/STUDY

5'11" x 8'7" (1.82m x 2.62m)

Window to rear aspect, radiator, power points.

GARDEN

Side access, mainly laid to lawn with plant and shrub borders, patio area, outside tap, outside lights, oil tank.

SERVICES

Mains drains, oil tank and combi boiler.

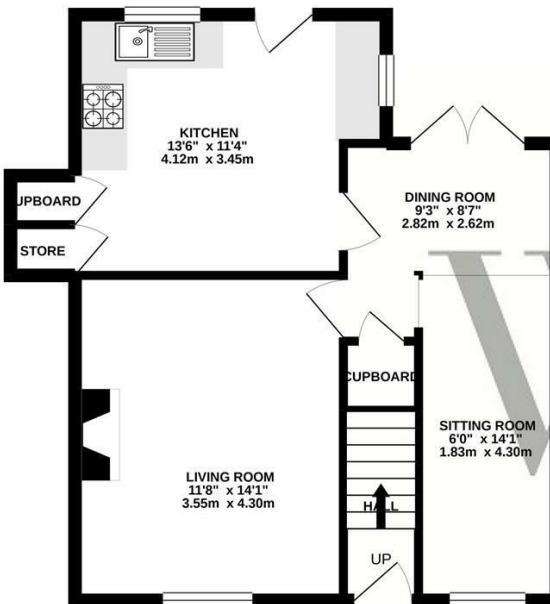
COUNCIL TAX BAND C**TENURE**

Freehold.





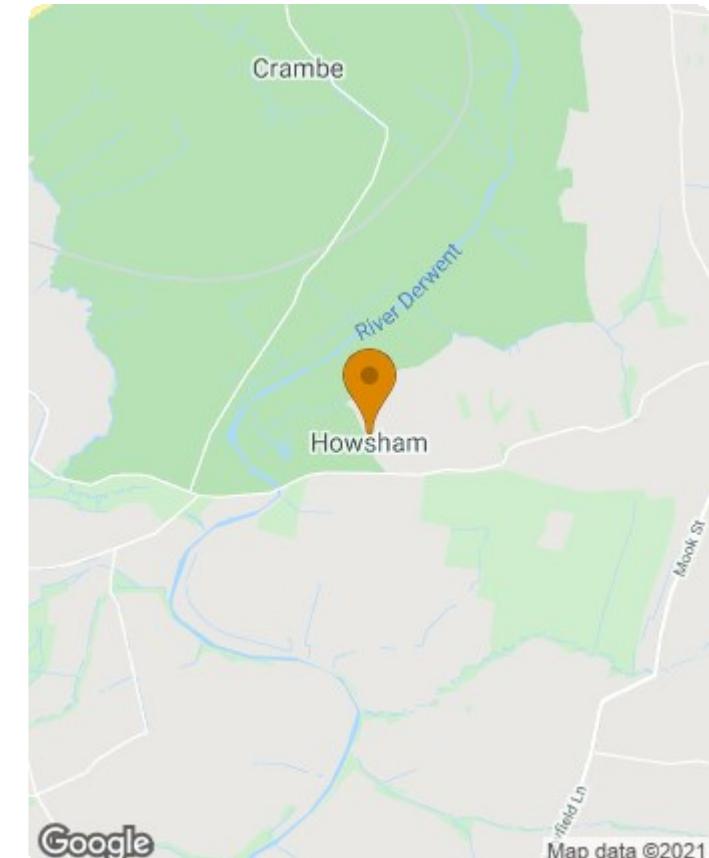
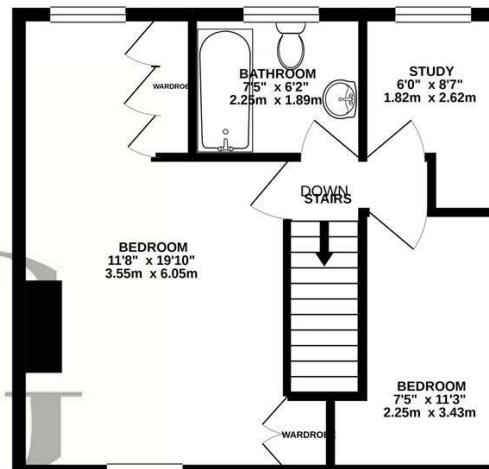
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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