



Little Cottage Main Street | Ampleforth, York

Little Cottage comprises a charming stone cottage, with delightful south-facing gardens with summerhouse, across the beautiful Howardian Hills Area of Outstanding Natural Beauty. The property is situated in the sought after village of Ampleforth, less than 5 miles from the historic market town of Helmsley. Ampleforth is a rural village nestled on the southern edge of the North York Moors National Park, with an active community and amenities including two public houses, church, doctors surgery, St Alban's sport centre, and two primary schools.

- A delightful one bedroom character cottage
- Bedroom to the first floor, bathroom and loft space to the second floor
- Currently utilised as a holiday let, offering scope to continue
- Living room, kitchen, utility room
- Wonderful and extensive gardens to the rear with open views
- Situated 5 miles south-west of Helmsley, 9 miles north-east of Easingwold, and 15 miles north west of York, each offering extensive amenities, shopping, and transport facilities



Guide Price £255,000

BoultonCooper

BC
Est. 1804

Little Cottage Main Street | Ampleforth, York



ACCOMMODATION ON THE GROUND FLOOR

LIVING ROOM

11'9 x 11'5 (3.58m x 3.48m)

A composite entrance door opens to the living room, with front aspect uPVC double glazed window with shutters, cast iron multifuel stove, exposed ceiling beams, 'Karndean' oak effect flooring, and electric radiator.

KITCHEN

12'10 x 6'4 (3.91m x 1.93m)

Fitted with a modern range of base and wall mounted units and solid wood work surfaces over, tiled splash backs, Belfast-style undermounted sink with chrome mixer taps over, 'Bosch' electric oven and grill, 4 ring electric hob with extractor hood over. Staircase to the first floor, 'Karndean' oak effect flooring, electric radiator, door to:

UTILITY ROOM

7 x 6'6 (2.13m x 1.98m)

Fitted base units with work surfaces over, stainless steel sink and drainer, rear aspect timber framed single glazed window, timber framed single glazed stable-style door to the outside, and quarry tile floor.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

11'8 x 11'2 (3.56m x 3.40m)

Front aspect uPVC double glazed window with shutters, decorative fireplace, exposed timber floor, and staircase to the second floor.

BATHROOM

7'9 x 7'4 (2.36m x 2.24m)

A three-piece Edwardian-style 'Burlington' suite comprising panelled bath with glazed door and shower over, pedestal wash hand basin, and low flush wc. Rear aspect opaque uPVC double glazed window, part-tiled walls, exposed timber floor, electric radiator, and airing cupboard housing pressurised water system.

TO THE SECOND FLOOR

LOFT ROOM

11'8 x 8'8 (3.56m x 2.64m)

Rear aspect velux rooflight, and providing useful storage space.



OUTSIDE

The property is complemented by substantial gardens (approximately 175ft) to the rear, with al fresco dining area on a stone flagged patio, and lawned areas divided by raised beds, herbaceous borders, and delightful flagged walkways, which lead on to the greenhouse, timber garden shed, and garden beyond. To the end of the garden is a Summerhouse (10' x 10') with patio area providing stunning south-facing views to the rear across Ampleforth valley.

SERVICES

We understand that the property is connected to mains electricity, water, and drainage supplies. Heating provision by individual Electrorad Digi-Line radiators. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS

From our Malton office, proceed on the B1257 towards Hovingham and continue for approximately 12.5 miles before turning left on to Stockings Lane towards Ampleforth. On arriving in the village of Ampleforth, proceed through the village centre and with 'The White Horse Inn' on our right hand side, Little Cottage can be found just beyond, on your left hand side. Postcode: YO62 4DU.

COUNCIL TAX BAND

We are verbally informed the property lies in Band B. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band F. The full EPC can be viewed at our Malton office.



Little Cottage Main Street | Ampleforth, York



VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

B

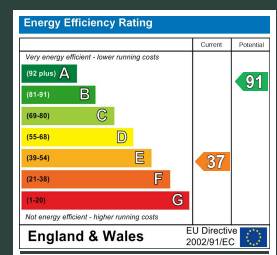
ENERGY PERFORMANCE RATING

F

St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk



boultoncooper.co.uk



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract, (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

BC
Est. 1801