



ILLINGWORTH~WOOD

IN ASSOCIATION WITH



## 1 WOODS COTTAGE, MAIN STREET WOMBLETON, YO62 7RN

A substantial, extended, FOUR BEDROOMED SEMI-DETACHED PERIOD COTTAGE with plenty of character including a Witching Post in the Dining Hall, which is documented in the Ryedale Folk Museum.

Accommodation briefly comprises:  
DINING HALL, SITTING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY AREA, CLOAKROOM.  
FOUR BEDROOMS and BATHROOM.  
DETACHED GARAGE, BRICK AND STONE OUTBUILDING, FRONT and REAR GARDENS.  
UNDERFLOOR AND CENTRAL HEATING.

**PRICE GUIDE £330,000**

Ref: 05/H/09

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**DINING HALL: 16'6"max x 14'9"max** - Beamed ceiling. Witching post which is documented in the Ryedale Folk Museum. Fireplace with coal effect gas burning stove. Yorkshire sliding sash windows giving westerly aspect with window seat beneath. Exposed timber flooring. Shelf with cupboards under. Two Radiators. Front Door. Doors leading to inner hall and under stairs storage cupboard. Salt cupboard. Door through to sitting room. Staircase to first floor

**SITTING ROOM: 16'8" x 11'11"** - Feature beamed ceiling. Part exposed stone walling. Yorkshire sliding sash window with window seat beneath giving westerly aspect. Under floor heating. Multi-fuel wood burning stove. Rear entrance lobby with stone flagged flooring. Way through to Utility room, Kitchen/Breakfast Room and Dining area. Door leading through to cloakroom. External door.

**KITCHEN/BREAKFAST ROOM: 14'1" x 13'4"** - Fitted Kitchen with single drainer ceramic sink. Range with five ring gas hob with double oven. Stone flag flooring. Yorkshire sliding sash windows, giving northerly and easterly aspects. Feature beam. Under Floor Heating.

**UTILITY AREA: 7'10" x 5'10"** - Work surface. Plumbing for Automatic Washing Machine. Gas Central Heating Boiler. Part exposed brick walling.

**CLOAKROOM:** - White suite comprising low-level w.c, wash hand basin, part closed tiled walling. Window with privacy glass and extractor fan.

**FIRST FLOOR LANDING:** - Doors with latches leading through to bedrooms and bathroom.

**BEDROOM ONE: 17'6" x 14'0"** - Oak timber flooring. Cathedral style ceiling. Cottage style and Yorkshire sliding sash windows, giving easterly and northerly aspects. Radiator

**BEDROOM TWO: 11'10" x 10'10"** - Yorkshire sliding sash window giving westerly aspect. Radiator. Part Cathedral style ceiling. Feature beam. Cast iron fireplace.

**BEDROOM THREE: 15'3" x 7'4"** - Yorkshire sliding sash window giving westerly aspect. Radiator. Part Cathedral style ceiling. Feature beams.

**BEDROOM FOUR: 9'8" max x 9'9" max** - Yorkshire sliding sash window giving westerly aspect. Radiator.

**BATHROOM** - White suite comprising panelled bath with

mixer tap over and plumbed-in shower, low-level w.c and pedestal wash hand basin. Radiator. Wainscoting. Airing cupboard housing hot water cylinder and immersion heater with shelving over.

**EXTERNALLY:**

**DETACHED GARAGE: 13'1" internal width x 20'2" internal depth**

Roll over door

**DETACHED BRICK AND STONE OUTBUILDING: 11'5" x 9'11"**

Car standing area

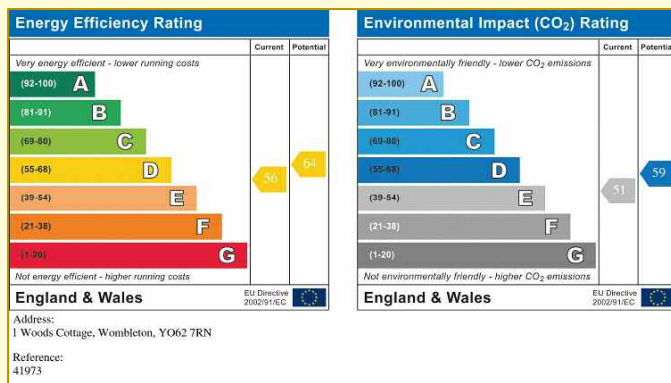
**FRONT GARDEN** - The property is approached by steps leading up to the front door with lawned garden to either side, well stocked .

**REAR GARDEN** - Designed for ease of maintenance with lawned area and hard landscaped areas with timber decked sitting out area. Part bounded with stone walling and fencing. Gate way gives access to the side of the property. Outside water tap.

The property can be found by heading into the village from the A170 past the pub known as the Plough; the property is approximately 100 meters from the pub on the left hand side of the road opposite White House Farm

**THE PROPERTY MISDESCRIPTION ACT:** - Due to this act we no longer feel able to comment on the SERVICES, TENURE AND RIGHTS OF WAY of any property.

**VIEWING:** - Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Telephone 01751 431107 or Fax 01751 433005.



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