

# Mark Stephenson's

ESTATE & LETTING AGENTS



## The Poplars Main Street, Kirby Misperton, YO17 6XL

£475,000

- Victorian cottage built in 1869
- Excellent ground floor layout
- Generous rear parking, garage
- Traditional village location
- Three good bedrooms, bathroom
- Good range of outbuildings
- Sympathetic rear extension
- Fitted kitchen, ground floor WC
- Stable block and small grass paddock

# The Poplars Main Street, Kirby Misperton YO17 6XL

The Poplars is an excellent example of a Victorian cottage proudly displaying its date stone on the front elevation of 1869, well presented and cared for and sympathetically extended at the rear so as to provide generous ground floor living space along with three good bedrooms and family bathroom. Access from the side allows ample rear parking together with garaging, a traditional range of outbuildings which continues towards a small paddock with stable (four) block, adjacent storage and enjoying far reaching views of the surrounding Ryedale landscape. With its inviting atmosphere and prime location, this cottage is an ideal choice for families or anyone seeking a peaceful village lifestyle while still being within easy reach of local amenities. Do not miss the opportunity to make this charming property your own.



Council Tax Band: D



### General information

Kirby Misperton is a small traditional village, situated in a beautiful, unspoilt countryside within the Vale of Pickering, lying to the west of the A169 between the market towns of Pickering and Malton. Heading into the village from the main road turning left onto the village Main Street, The Poplars is on the left with the post box at the front.

The historic market town of Pickering (4 miles) is known as the gateway to the Moors. The town boasts a number of public houses, supermarkets, leisure and sport facilities, local independent shops and cafes as well as a 13th century castle, the North York Moors steam railway and a museum. Malton (7 miles) offers a further excellent range of amenities including many independent shops and cafes and is served by both regular buses and trains to the historic city of York.

### Services

Mains supply of gas, water and electricity. Septic tank drainage. Central heating is from mains gas.

### Entrance lobby

Main front entrance door, built in storage cupboards.

### Utility area

Allowing useful storage space.

### Kitchen

Windows both at the side and rear aspects, well fitted with a range of units to both the base and wall level, integrated electric oven, gas hob with extractor over, integrated fridge, freezer and dishwasher.

### Rear Lobby and WC

With door leading out to the rear. WC off with two piece suite, rear window, heated towel rail.

### Dining room

Allowing lots of space for both living and dining with wood floor, stairs to the first floor, connecting into both the lounge at the front and opening into the garden room extension at the rear aspect.

### Garden room

Full of light from the velux style roof light and French doors opening onto the rear. Radiator.

### Lounge

Front window, living flame open fire in a traditional style surround, radiator.

### First floor landing

Hatch to the loft space, rear facing window.

### Bedroom 1

Front facing window, range of both built in and fitted wardrobes, radiator.

### Bedroom 2

Rear facing window, radiator.

### Bedroom 3

Front and side facing windows, radiator.

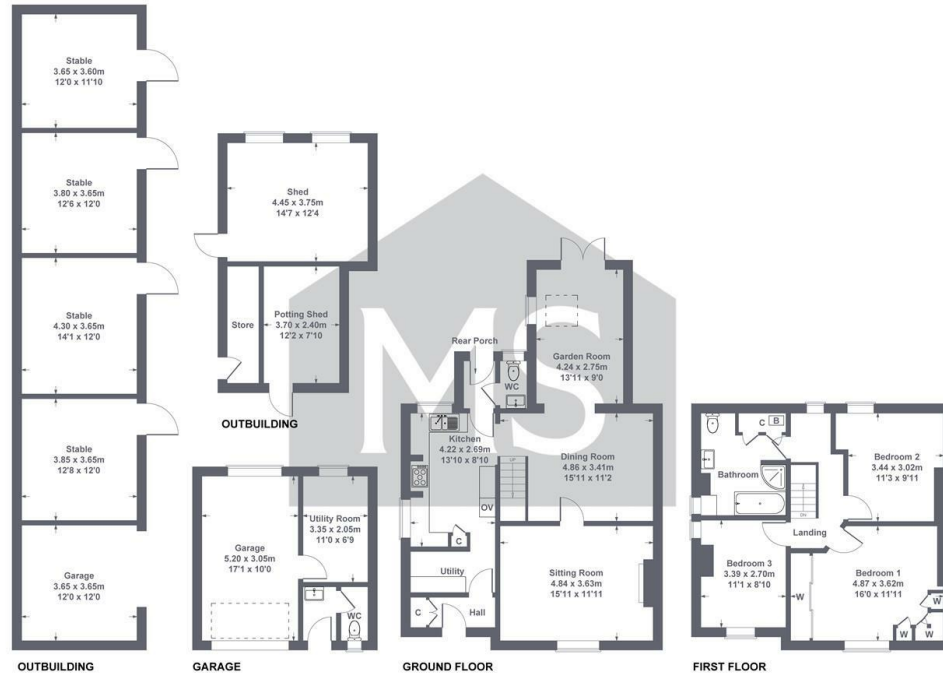
### Bathroom

Generous size with a three piece matching suite and separate shower cubicle, mostly tiled walls, rear window, built in cupboard housing the gas fired combi boiler and shelved out in the cupboard adjacent.

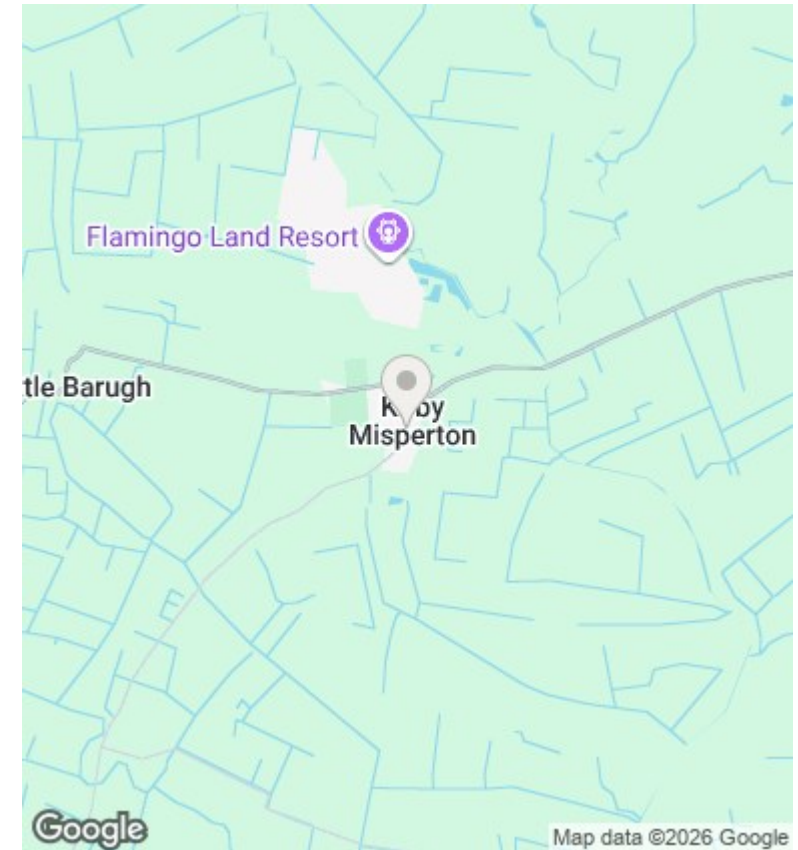
### Outside

Generous hard standing at the front allowing easy parking for two vehicles off the road. Access is given at the left side with gates into the immediate rear of the the cottage allowing further ample parking large enough to house a large camper van for example. This area continues towards a generous garage, a range of traditional outbuildings and further continues into a small fully enclosed grass paddock with substantial stable block (four stables) with connected open storage. In all the whole outside space offers a huge amount of flexibility providing great potential for a variety of uses.

Approximate Gross Internal Area  
 Main House - 1335 sq ft - 124 sq m  
 Outbuildings - 1399 sq ft - 130 sq m  
 Total - 2734 sq ft - 254 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
 Produced by Potterplans Ltd. 2026



## Directions

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	