

Mark Stephenson's

ESTATE & LETTING AGENTS



Crumble Cottage Main Street, Kirby Grindalythe, YO17 8DE

£449,950

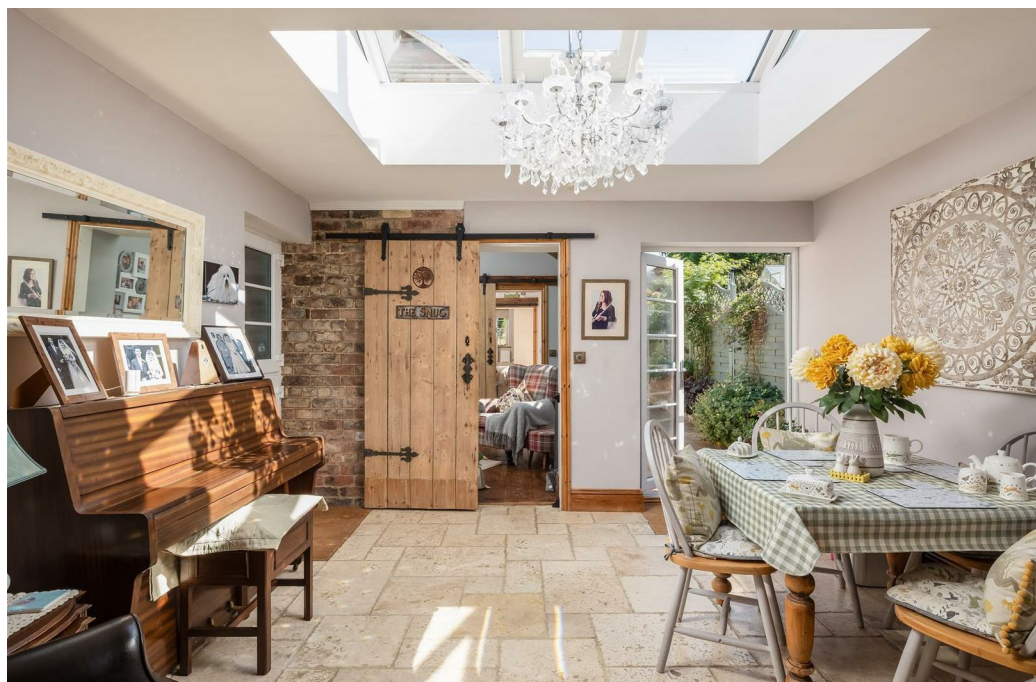
- Offered for sale with no onward chain
- All bedrooms benefitting from En-Suites
- South-facing garden
- Thoughtfully extended in recent years
- Former outbuildings now providing ground floor living
- Delightful landscaped gardens over multiple levels
- Spacious Kitchen/Diner
- Delightful village on the edge of the Yorkshire Wolds
- Self-contained log cabin

Crumble Cottage Main Street, Kirby Grindalythe YO17 8DE

Hidden away in one of the Yorkshire Wolds' most picturesque villages and offered with no onward chain, Crumble Cottage is a beautifully restored and thoughtfully extended period home, combining timeless character, quality craftsmanship and exceptional gardens to create a truly special country residence. Positioned along the Yorkshire Wolds Heritage Trail, this unique property offers approximately 1,540 sq ft of versatile accommodation, including an award-winning detached log cabin. Improved by the current owners, the home blends original charm with modern comfort. Former outbuildings have been sympathetically converted to create a cosy snug and versatile study/hobby room, while the main accommodation includes a welcoming entrance hall, charming living room, cloakroom and a superb kitchen/dining room with oil-fired Aga, Belfast sink and French doors opening onto the south-facing garden. Bedroom Three with en-suite facilities completes the ground floor. Upstairs, Bedrooms One and Two both benefit from fitted wardrobes and stylish en-suite facilities, providing comfortable private retreats. The south-facing rear garden is a standout feature, offering a peaceful, enclosed space with attractive patios, mature planting and a pathway leading to the detached self-contained log cabin. Built by Dunster House and awarded Log Cabin of the Year in 2015, it provides a living area with kitchenette, double bedroom and shower room, ideal for guests, family accommodation, a home office or additional lifestyle space. Combining character, versatility and an idyllic village setting, Crumble Cottage offers a rare opportunity to enjoy the best of Yorkshire Wolds living.



Council Tax Band: B



General Information

Kirby Grindalythe is a picturesque village nestled on the edge of the Yorkshire Wolds, offering a peaceful rural setting surrounded by open countryside. The village enjoys a welcoming community and is well placed for access to the market towns of Malton and Pickering, both providing a wide range of shops, schools, cafés and leisure facilities. Excellent road links also make the North York Moors National Park and the Yorkshire coast easily accessible, making it an ideal location for those seeking a balance of countryside living and convenience.

Entrance Hall

uPVC entrance door with windows to either side, cast iron radiator, Tiled flooring.

Living Room

Entrance door, uPVC window to the front aspect with cast iron radiator beneath, Log-burning stove, Exposed timber flooring, Thermostat, Stairs to the first floor.

Cloakroom

White Two-Piece Suite, Travertine tiled flooring & walls, Extractor fan.

Kitchen/Diner

Extended within recent years the kitchen/diner benefits from a range of modern wall & base units, Belfast sink, Oil-fired Aga, Electric oven/hob with extractor hood over, Integrated dishwasher, washer/dryer, fridge, freezer, Travertine flooring. The extension then creates the dining area with cast iron radiator, Feature Skylight, Stable door to the rear access, French doors to the rear garden and Sliding door to;

Snug

As part of the works done by our clients recently the former outbuildings have been turned into fantastic further living space on the ground floor. Immediately from the kitchen/diner is the snug which benefits from a log-burning-stove sat in a brick surround, Window to the side aspect and wooden flooring, Sliding door to;

Study/Hobby room

A more than useful space currently used as a hobby room but could provide multiple uses with uPVC Bi-fold doors to the rear garden, Travertine tiled flooring, Wall & Base units, Belfast sink, Exposed beams, Sliding door to;

Bedroom 3

A well-proportioned double bedroom with multiple built-in cupboards/wardrobes, uPVC Window to the rear aspect, uPVC French doors to the rear garden, Exposed beams in the ceiling, door to;

En-Suite Shower Room

Walk-in shower cubicle, WC & wash basin in a range of built-in cupboards, Heated towel rail, Velux window, Glazed window to the rear aspect, Travertine Tiled flooring and walls, Extractor fan.

First Floor

At the base of the stairs to the first floor is a uPVC window to the front aspect, there also is the alarm system and electric meter/consumer unit.

First Floor Landing

Loft hatch with drop-down ladder to the loft which has lighting.

Bedroom 1

uPVC Window to the rear aspect with cast iron radiator beneath, Fitted wardrobes, Exposed timber flooring, opening to;

En-Suite Bathroom

White Three-piece suite comprising high level flush WC, roll top bath and pedestal sink basin, Separate walk-in shower cubicle, Heated towel rail, Velux Window and uPVC window to the rear aspect, Travertine tiled flooring, Fitted cupboards, Extractor fan.

Bedroom 2

uPVC Window to the front aspect, Built-in cupboard, Fitted wardrobes, Feature fireplace, cast iron radiator, Exposed timber flooring, Opening to;

En-Suite Shower Room

White Two-piece Suite, Walk-in shower, Heated towel rail, uPVC window to the front aspect, Travertine tiled flooring, Extractor fan.

Outside Space

Approached via a gated entrance, the front garden offers a warm welcome, with a paved pathway leading to the entrance porch, creating an immediate and attractive first impression. To the rear lies one of Crumble Cottage's most captivating features -

A beautifully landscaped, south-facing garden extending to approximately 250 feet. Thoughtfully designed over several levels and enjoying excellent privacy, this enchanting outdoor space has been lovingly created to provide a series of tranquil seating areas, vibrant planting, and peaceful retreats, all designed to capture the sun throughout the day. Immediately outside the cottage is a generous paved terrace with outdoor power points, ideal for al fresco dining or entertaining family and friends. From here, there is also convenient access around the rear of the terrace to the front of the property via the stable door from the dining room. Stone steps lead you through the garden, where attractive water features, mature planting, established shrubs, and well-stocked flower beds combine to create a wonderful sense of peace and seclusion. As you continue, you will discover further patios and seating areas, each offering its own unique outlook, together with useful garden sheds and beautifully maintained borders. A winding pathway finally leads to the award-winning log cabin, perfectly positioned to take full advantage of the peaceful surroundings. Winner of the Dunster House Log Cabin of the Year 2015, this exceptional space offers superb versatility as a guest retreat, home office, studio, or potential holiday accommodation (subject to any necessary consents).

Log Cabin

Living Room/Kitchen

A good space providing seating and room for a dining table with Wall & Base units, Belfast sink, Window to the front aspect, Log-Burning stove.

Bedroom

A double room with two windows to the side and built-in wardrobe.

Shower Room

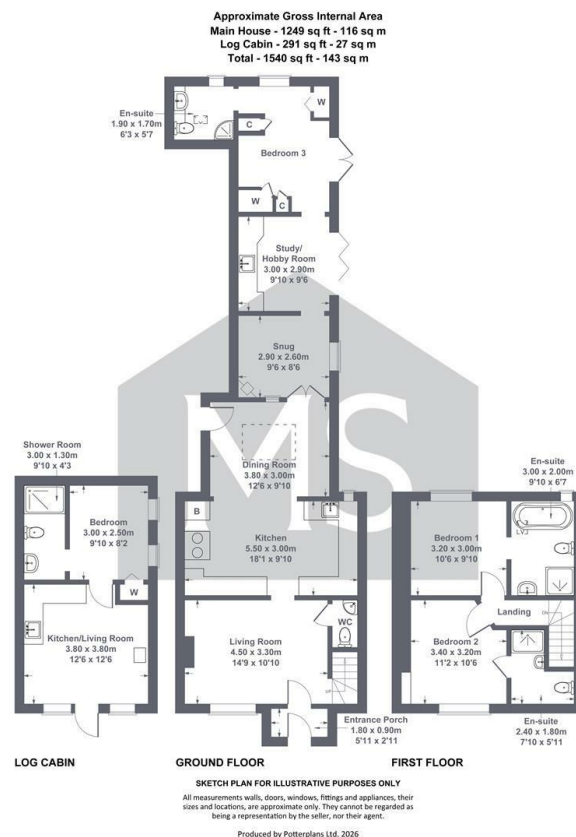
White Two-piece suite with sink in vanity unit, Electric shower, Heated towel rail, Tiled flooring, Extractor fan.

Services

Oil-fired central heating, Mains Water, Drainage and Electrics.







Directions

Directions: From Malton, take the B1248 towards Driffield, passing through North Grimston and continuing towards Duggleby. Follow the road through the Yorkshire Wolds countryside and continue towards Kirby Grindalythe. On entering the village, continue along the main road and turn right into New Row. Follow New Row for a short distance, where Crumble Cottage will be found on the left-hand side.

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC