Mark Stephensons

ESTATE & LETTING AGENTS

High Kennels Cottage, Ruffin Lane, Eddlethorpe YO17 9QU

£410,000

- Accommodation over three floors
- Second floor bedroom benefitting from en-suite
- Oil-Fired central heating
- Four bedrooms
- Private and secure enclosed rear garden
- Benefitting from double glazing throughout
- Generous kitchen with separate dining room
- Lovely rural setting within 10 minutes of Malton
- Views to the rear onto open fields

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High Kennels Cottage, Ruffin Lane, Eddlethorpe YO17 9QU

High Kennels Cottage is a spacious four-bedroom home set in the peaceful hamlet of Eddlethorpe, surrounded by open North Yorkshire countryside. Just a short drive from the popular market town of Malton the property comprises on the ground floor, a cosy living room with wood burning stove, separate dining room, and a well-equipped kitchen/diner with doors opening onto the rear garden, plus a useful utility room with WC. Upstairs are three comfortable bedrooms and a family bathroom, while the top floor provides a generous fourth bedroom with its own en-suite, ideal for guests or added privacy. Throughout, the property benefits from double glazing with modern timber sash windows. Externally, the cottage benefits from a private gated driveway with ample parking and an enclosed rear garden that enjoys open countryside views. Offering space, privacy and a tranquil rural setting. The property also benefits from having part of the adjoining barn which is fully powered and provides more than useful storage and housing the oil tank.

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Council Tax Band: C

General Information
Eddlethorpe is a peaceful rural hamlet on the edge of the beautiful North Yorkshire countryside, just a short drive from the historic market town of Malton, renowned for its independent shops, cafés and food scene. Surrounded by rolling farmland and scenic walking routes, it provides a tranquil retreat while offering easy access to the Yorkshire Wolds, Castle Howard, the North York Moors and the Yorkshire coast. The historic city of York is also within easy reach, making it simple to enjoy its world-famous attractions, shopping, dining and transport links.

Services
Oil-Fired central heating, Shared Septic tank drainage, Mains Electric & Water.

Rear Entrance Hall
Rear entrance door, Stairs to the First floor.

Living Room
Yorkshire sash window to the rear aspect with Radiator beneath, Wood burning stone in surround, Under stairs storage cupboard.

Dining Room
Yorkshire sash window to the Front aspect with Radiator beneath, Further window to the front.

Kitchen/Diner
A range of wall & base units, Integrated Dishwasher, Sink basin, Timber patio doors to the rear garden, Tiled flooring, Timber window to the side aspect, Partly-tiled walls, Radiator, Front entrance door.

Utility Room
Yorkshire sash window to the front aspect, Base units with sink basin, Plumbing for white goods, Oil-fired Boiler, Toilet, Tiled flooring, Extractor fan.

First Floor Landing
Timber window to the front aspect, Radiator, Stairs to the second floor.

Bedroom 1
A good-sized double bedroom with Yorkshire sash window to the rear aspect with radiator beneath, Generous recessed storage space, Exposed floorboards.

Bedroom 2
Yorkshire sash window to the rear aspect with radiator beneath.

Family Bathroom
White three-Piece Suite, Walk-in shower cubicle, Radiator, Heated Towel Rail, 2X Yorkshire sash windows to the front aspect, Extractor fan.

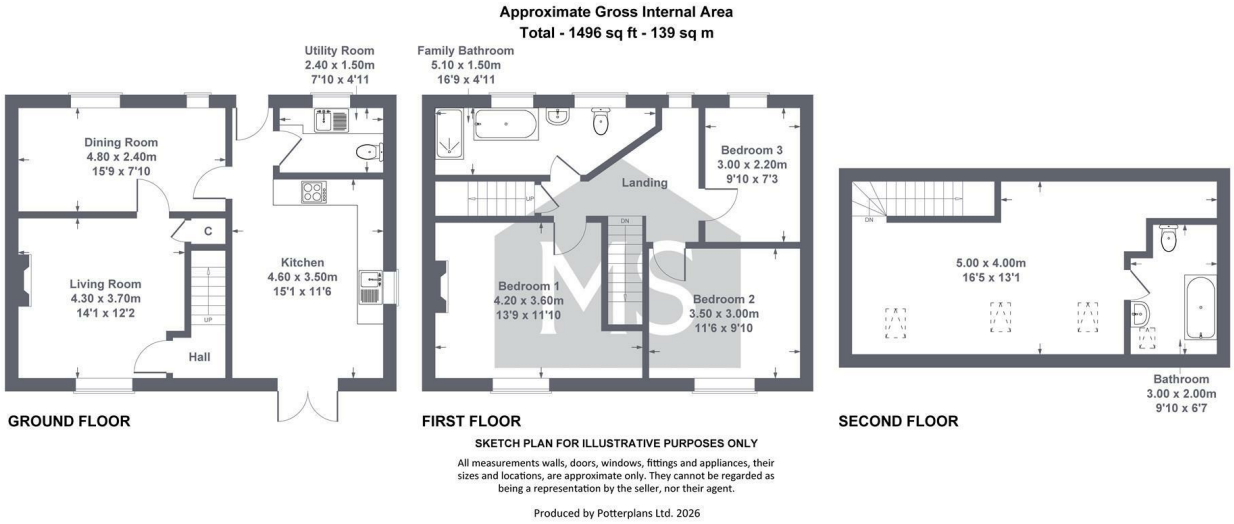
Bedroom 3
Yorkshire sash window to the front aspect, Radiator.

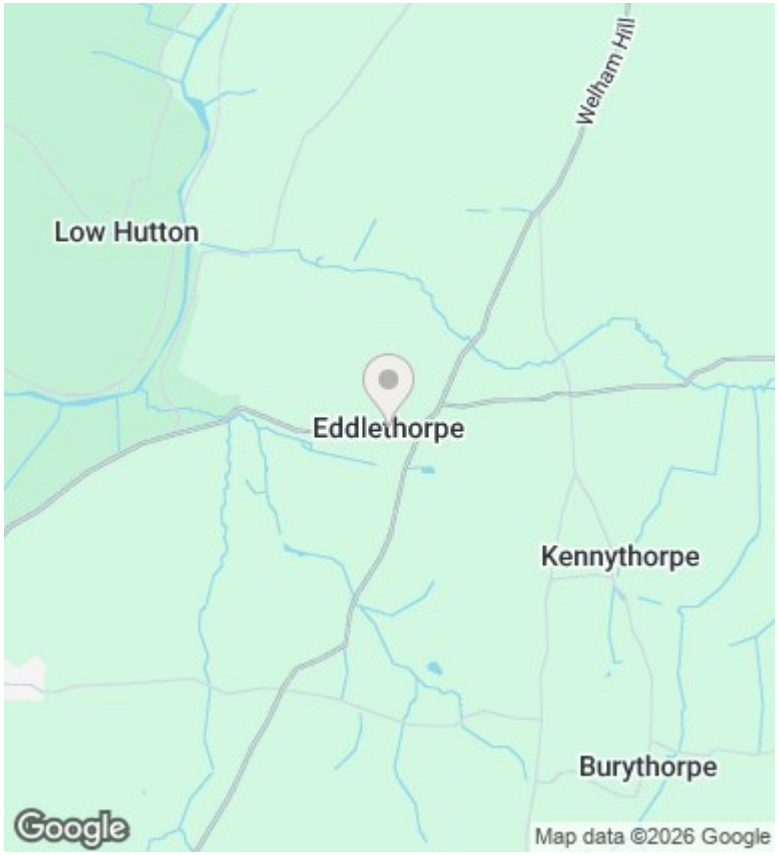
Bedroom 4 (Second Floor)
A more than generous double bedroom, Three Velux windows to the rear aspect, Eaves storage, Radiator, Door to;

En-Suite
White Three-Piece Suite, Velux window to the rear aspect, Radiator.

Outside Space

The property is accessed from the road by a private driveway which has a roller door providing security and total privacy. Once you are into the property the driveway wraps round to the rear elevation providing parking for multiple vehicles. The property benefits from a section of the adjoining barn which is fantastic storage space with a mezzanine floor that currently houses the oil tank (4.96m X 2.45m) which is also powered with lighting. The rear garden is enclosed by fencing and mature hedges with views to the rear out onto open fields. There is an outdoor tap and lighting also.





Directions

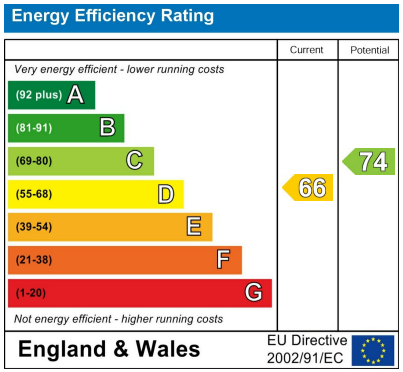
From Malton, cross into Norton and take Welham Road south out of town. Continue along Welham Road through the countryside towards Eddlethorpe. On reaching Eddlethorpe, turn onto Ruffin Lane and continue to High Kennels Cottage, which is the second property on your left. The journey is approximately 4 miles and takes around 10 minutes.

Viewings

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

Council Tax Band

C



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