



**2, Old Mill Cottages, Rosedale Abbey,
North Yorkshire ,YO18 8SA
Price Guide £275,000 to £300,000**

This is a rare opportunity to acquire a Grade II listed, unique, cherished three bedroomed, three storey stone-built mill conversion within the delightful village of Rosedale Abbey amidst the North York Moors National Park and a short drive from the ancient market towns of Pickering, Kirkbymoorside and Helmsley.

Accommodation briefly comprises: front entrance lobby, open plan sitting room/dining area and fitted kitchen. First Floor: landing, principal bedroom with en-suite shower, house shower room. Second floor: landing, two double bedrooms. LPG gas fired central heating. Externally to the front is a patio area enclosed by a low stone wall, a court yard with split ownership, with an allocation of one car standing area for each of the three mill properties and a small garden area with garden shed. To the rear of the property is a pretty landscaped terraced garden, with patio area, barbeque and well stocked flower bed.

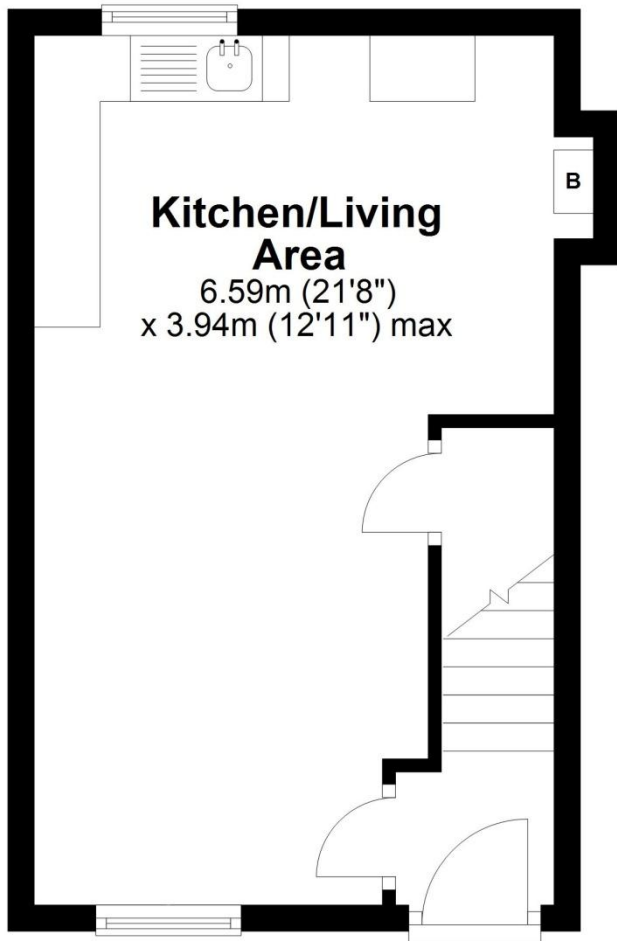
Rosedale Abbey has a very good primary school, a village shop and various eating establishments.

The property is currently used as a self catering holiday cottage, but the next occupier may wish to occupy this as a private dwelling.



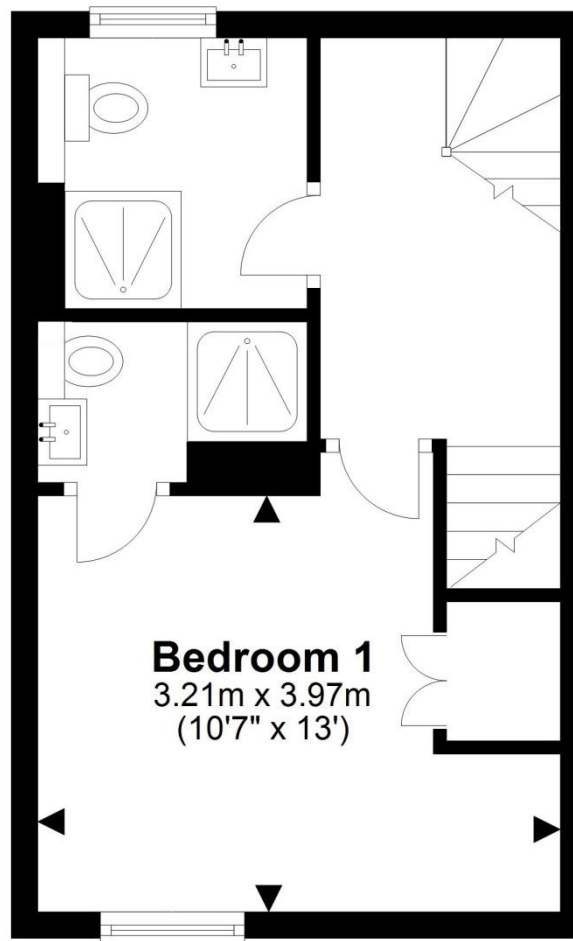
Ground Floor

Approx. 26.2 sq. metres (282.3 sq. feet)



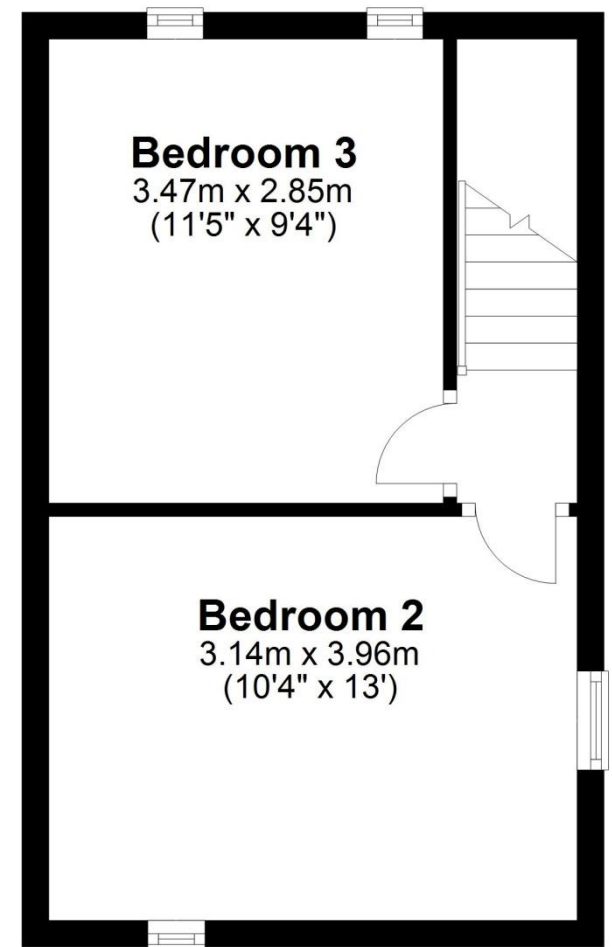
First Floor

Approx. 24.2 sq. metres (260.4 sq. feet)



Second Floor

Approx. 26.2 sq. metres (281.8 sq. feet)



Total area: approx. 76.6 sq. metres (824.5 sq. feet)

2 Old Mill Cottages, Rosedale Abbey

For illustration purposes only not to scale





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Notes: To the front of the property there is a communal car standing area, representing one car standing area for each of the Mill Cottages.

There is a right of way to the rear with access to the garden area as well as the LPG gas tank.

What3words ///strictly.plugs.shack

Rateable Value. £3,350. If required as a private house an assessment for property tax will need to be made

Services: Mains water, drainage, and electricity are laid on. LPG gas

Photography: By Peter Illingworth

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Viewing: Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE. Tel: 01751 475557



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