



PENRHYN COTTAGE, 48 MAIN STREET,  
EBBERSTON, NORTH YORKSHIRE, YO13 9NS  
PRICE GUIDE £560,000

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A picturesque, renovated, period cottage with outbuildings nestling in this attractive and sought after village on a large plot (approximately 0.45 acre) with huge potential.

This single storey property has the benefit of gas fired central heating and sealed unit UPVC double glazing. It includes rear entrance hall/utility; shower room; an outstanding, open plan, vaulted kitchen/dining/living space with wood burning stove and French doors to the rear garden; sitting room with wood burning stove; front entrance hall; two double bedrooms and bathroom.

Externally to the side, there is off-road car standing and a substantial serviced garage/workshop plus adjacent store with exceptional potential for further development, subject to the appropriate consents. Extensive gardens at the rear include a greenhouse, summer house, well-stocked flower beds, mature trees, lawns and a pond. Beyond these gardens there is a large car standing area, storage sheds and access to the electricity supply including an electric hook-up for a motorhome or caravan with plenty of room for parking multiple vehicles. A graveled drive leads from here to the back lane, to the side of which is a large lawn with mature trees.

The village is ideally located just outside the North York Moors National Park with Dalby & Cropton Forests, the Yorkshire Wolds and Coast nearby. The City of York and the market towns of Pickering and Malton are easily accessible.

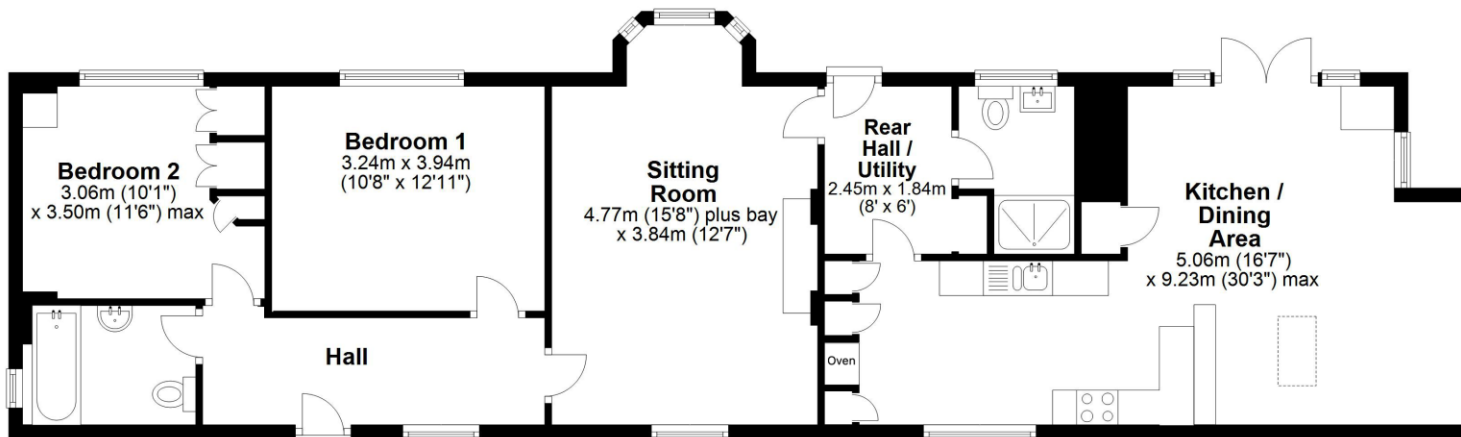






### Ground Floor

Approx. 108.6 sq. metres (1168.9 sq. feet)

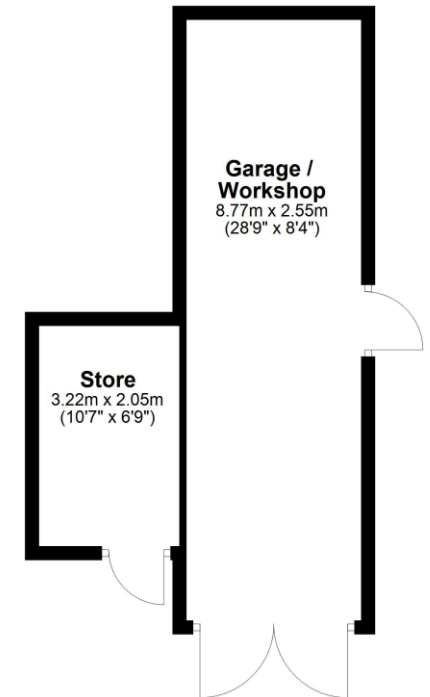


Total area: approx. 108.6 sq. metres (1168.9 sq. feet)

**48 Main Street, Ebberston**

### Ground Floor

Approx. 29.3 sq. metres (315.3 sq. feet)



Total area: approx. 29.3 sq. metres (315.3 sq. feet)

**Outbuildings, 48 Main Street**

For illustration purposes only not to scale











**Tenure:** Freehold. Vacant possession will be given on completion.

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

**Energy Performance Rating:** Band D

**Property Tax:** Band E

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

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