

**Rosegarth
Marton, Sinnington
York YO62 6RD
Price Guide £575,000**

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Freehold
EPC Band D Property Tax Band D

A beautifully positioned, detached home that has been thoughtfully extended and extensively modernised. This three-bedroom property includes a self-contained double bedroom with en-suite shower room, accessed from the front hall - currently operating as a highly successful B&B with repeat guests, offering flexibility for private accommodation for a relative.

The main residence features an open-plan luxury kitchen with breakfast area, snug, and garden room - perfect for entertaining - opening through doors beneath an electric sun canopy to the rear patio. Additional rooms include a dining room, sitting room, inner hall, principal bedroom with dressing room and en-suite shower, cloakroom, utility with shower and ample storage, and a boot room/rear entrance lobby.
First Floor: Landing currently used as a home study with plenty of storage, third bedroom, and shower room.

The front garden boasts a patio, well-stocked beds, with prize winning roses, and a gravelled driveway leading to the garage. The rear garden offers patios, lawn, mature planting and more roses and fruit trees, raised beds and a substantial fruit and vegetable cage. greenhouse, potting shed, and a BBQ shack - ideal for summer gatherings – situated on a bridleway, with the property framed by relaxing countryside views front and back.

Malton is a highly sought-after, picturesque Yorkshire village with a vibrant community. The property sits on the village edge, easily reached from Hutton le Hole via Malton Road, turn left at the former Appletree Inn (east) and immediately left (north) before the brow of the bridge. The North York Moors National Park and Dalby Forest are close by, with market towns Kirkbymoorside, Helmsley, Pickering, and Malton within easy reach. York and the coastal resorts of Scarborough and Whitby are also comfortably commutable.

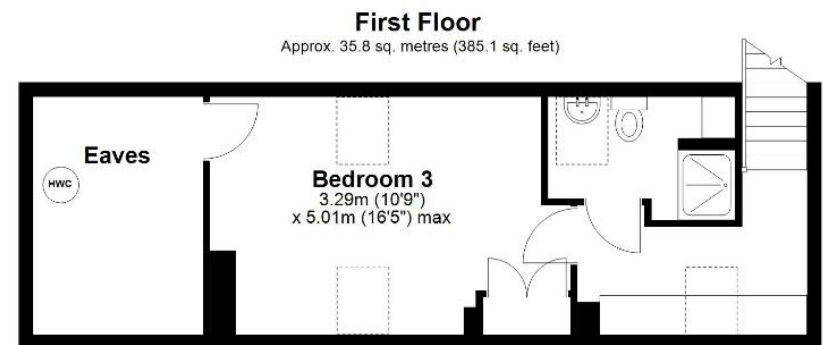




Total area: approx. 181.2 sq. metres (1950.9 sq. feet)

Rosegarth, Marton

For information purposes, not to scale







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

Services: Mains water and electricity are laid on. Oil fired central heating, septic tank drainage.

EPC: Band D

Property Tax: Band D

Broadband:

Basic 1 Mbps, Superfast 78 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///student.lump.bead

Photography: By Peter Illingworth

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Viewing:

Strictly by appointment through the Agents
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