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ESTATE AGENTS

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New Row

Wass, York, YO61 4BG

Asking Price £315,000



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## New Row

### Wass, York, YO61 4BG

STYLE - Stunning Period Home

HIGHLIGHTS - Situated in Wass, with Breath taking Views. Beautifully Styled Throughout. Two Bedrooms. Courtyard Garden.

THREE WORDS - Idyllic. Village. Living!

A picture-perfect North Yorkshire cottage with breathtaking views, nestled in the heart of the Howardian Hills.

Surrounded by the rolling beauty of the Howardian Hills and just moments from the historic Byland Abbey, this simply stunning cottage is everything you dream of in a quintessential Yorkshire home. Beautifully presented throughout, it effortlessly combines timeless character with thoughtful modern touches, creating a home that is both elegant and wonderfully welcoming.

From the moment you arrive, the enchanting frontage captures your heart. A delightful cottage garden leads you along the path to the front door, setting the scene for the warmth that awaits inside.

#### STEP INSIDE

Step into the welcoming hallway and immediately feel at home. The ground floor has been designed with easy, sociable living in mind. The cosy sitting room is a lovely place to unwind, centred around a charming log-burning stove with bespoke fitted cupboards and shelving nestled into the alcoves. Large windows frame views over the pretty front garden, filling the room with natural light.

The heart of the home is undoubtedly the beautifully handcrafted dining kitchen, where family and friends will naturally gather. Bespoke solid wood cabinetry is complemented by luxurious granite worktops and a traditional Total Control electric AGA, while integrated appliances include a fridge freezer and double sink. Reclaimed pine flooring adds warmth and character, and the dining area enjoys views across the delightful rear garden.

Leading from the kitchen is a particularly useful utility room, complete with granite work surfaces, plumbing for a washing machine and dishwasher, sink unit and reclaimed pine flooring. Velux windows flood the space with light, while a stable-style side door opens onto the courtyard garden. A convenient cloakroom and the Worcester boiler are also located here.





## UPSTAIRS

Upstairs, two beautifully appointed double bedrooms offer peaceful retreats. The principal bedroom is a calm and restful space, featuring a charming working fireplace, useful storage cupboard and two windows overlooking the cottage garden. The second bedroom enjoys simply breathtaking views across open countryside and benefits from fitted wardrobes.

The house bathroom has been stylishly finished with a walk-in shower, wash basin, WC, tiled flooring and heated towel rail. A rear-facing window perfectly frames the surrounding Yorkshire landscape.



## COURTYARD

Outside, the charming enclosed courtyard garden is every bit as inviting as the cottage itself. Stone paving, traditional brick walling and mature flowering plants create a wonderfully private setting, ideal for alfresco dining, morning coffee or simply enjoying the peace and tranquillity. There is ample space for colourful pots and planters, together with practical log stores. There is also a useful outbuilding.

This is far more than just a beautiful cottage—it is an opportunity to embrace village life in one of North Yorkshire's most sought-after settings. Offered with no onward chain, this exceptional home is ready for its next chapter.

A truly gorgeous cottage in an idyllic location. Early viewing is highly recommended.



## Floor Plan



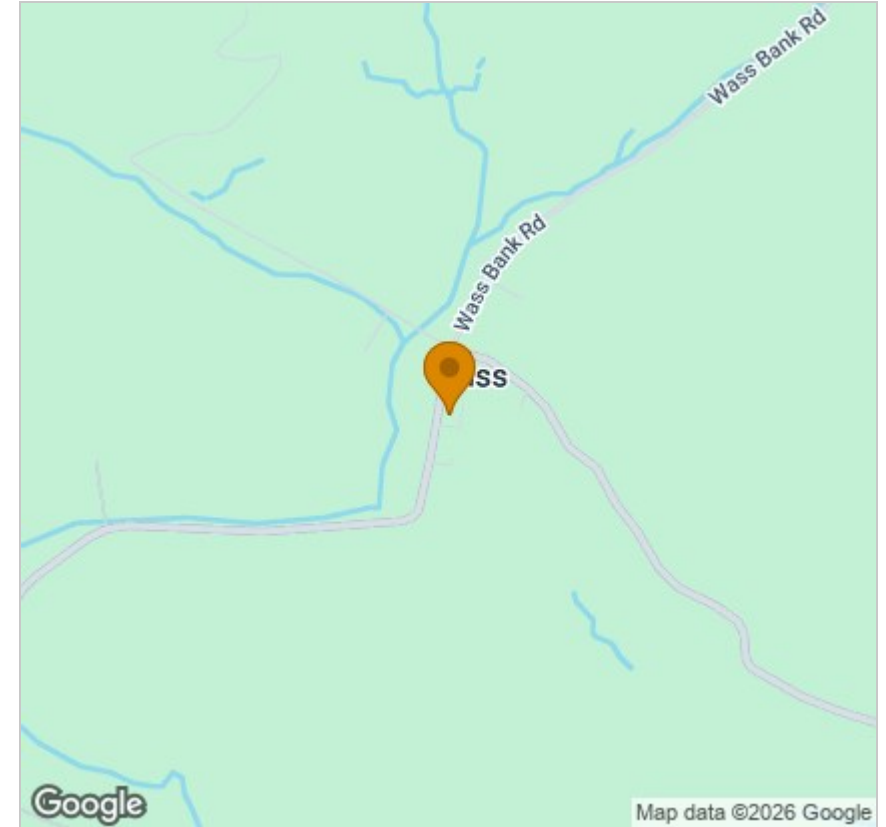
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: info@emsleymavor.co.uk http://emsleymavor.co.uk

## Area Map



## Energy Efficiency Graph

