



## Mulberry Cottage, 6, Low Moorgate, Rillington, YO17 8JW

Offers In The Region Of £290,000

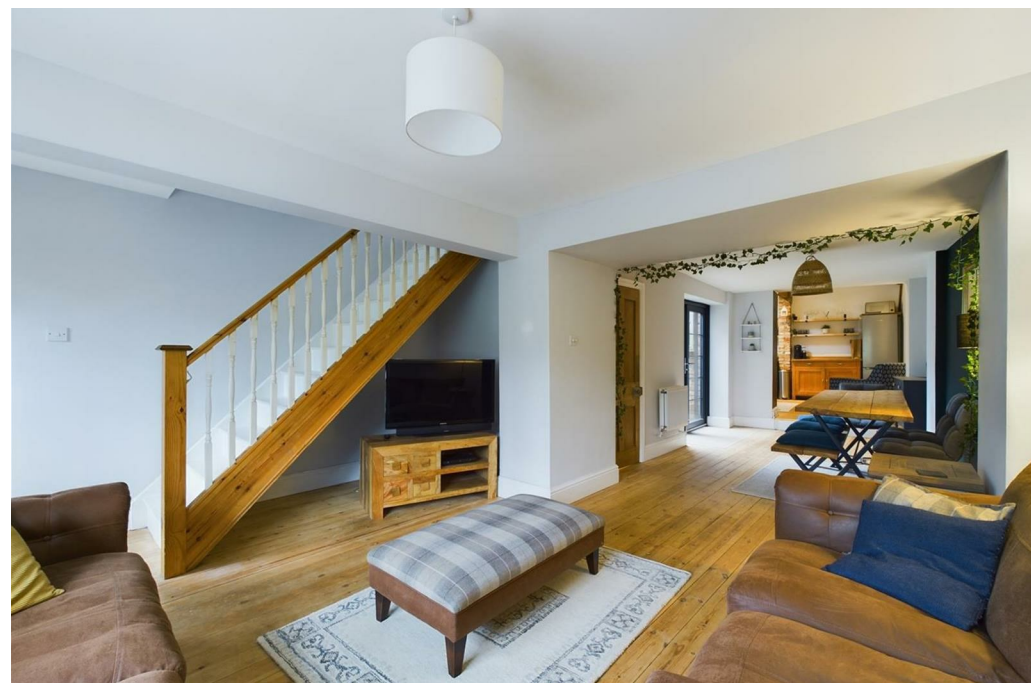
- Charming Edwardian residence built in 1904
- Spacious three-bedroom layout
- Versatile semi open-plan design
- Cosy living room with brand new log burner
- Dining room with French doors to the outside
- Breakfast kitchen and separate guest cloakroom on the ground floor
- Master bedroom with an en-suite shower room
- Sizable integral garage with remote-operated door
- Peaceful courtyard garden with paved and elevated sitting areas

# Mulberry Cottage, 6, Low Moorgate, Rillington YO17 8JW

Built in 1904, this Edwardian cottage in Rillington boasts a spacious three-bedroom layout, attractive features, and a large garage. The semi open-plan design includes a cosy living room with brand new log burner, dining room, breakfast kitchen, downstairs toilet and guest cloakroom. Upstairs, find a master bedroom with an en-suite, two double bedrooms, and a generous house bathroom. Mulberry Cottage overlooks the village beck and St Andrew's Church, with a garage for convenient parking and a delightful courtyard garden at the rear. Rillington offers essential amenities, and the A64 provides easy access to Malton, Norton, Scarborough, York, and Leeds.



Council Tax Band: C



### Description

Built in 1904, this charming Edwardian residence offers a spacious three-bedroom layout, showcasing numerous appealing features, a generously sized garage, and a peaceful courtyard garden.

Designed with versatility in mind, the property boasts a semi open-plan arrangement. The ground floor comprises a cosy living room with brand new log burner, a dining room with French doors leading outside, a breakfast kitchen, and a separate downstairs toilet and cloakroom. Moving upstairs, you'll find a master bedroom with an en-suite shower room, two additional double bedrooms, and a spacious house bathroom, all surrounding a well-proportioned landing area.

Situated along Low Moorgate, Mulberry Cottage overlooks the village beck and St Andrew's Church. The property includes a sizable integral garage with a remote-operated door for convenient parking. At the rear, a stunning courtyard garden awaits, predominantly paved, featuring a covered seating area on one side and steps leading to an elevated sitting space with built-in benches and artificial turf.

Nestled in Rillington, a well-appointed village just four miles east of Malton, this residence benefits from a range of amenities, including a popular primary school, a shop, post office, two public houses, a butcher's shop, and a doctor's surgery. For additional services and secondary schooling, the nearby towns of Malton and Norton are easily accessible. The strategic location of the A64 ensures excellent connections to surrounding areas such as Scarborough, York, and Leeds.

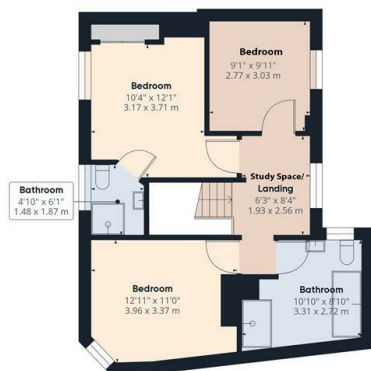








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1310.04 ft<sup>2</sup>  
121.71 m<sup>2</sup>

Reduced headroom

19.1 ft<sup>2</sup>  
1.77 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Directions

## Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

## Council Tax Band

C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		65
(55-68) <b>D</b>	48	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	