



Crossing Cottage Carr Lane, East Heslerton, Malton, YO17 8RR

Guide Price £220,000

- *Detached three-bedroom bungalow*
- *Refurbishment opportunity*
- *Peaceful rural setting*
- *Approx. 1.95 acres of gardens and paddocks*
- *Scope for planning (subject to necessary consents)*
- *Quiet Location*
- *Stables*
- *Equestrian Property*

Crossing Cottage Carr Lane, Malton YO17 8RR

Crossing Cottage is a well-proportioned three-bedroom detached bungalow set in approximately 1.95 acres of gardens, paddocks, and countryside. Located in a peaceful rural setting, the property includes a range of outbuildings and stable facilities, offering excellent potential for equestrian, smallholding, or hobby use. With spacious accommodation, a country-style kitchen, and scope for further development or lifestyle use, this appealing home presents a rare opportunity in the heart of the North Yorkshire countryside.



Council Tax Band: A



Crossing Cottage is located at the end of a peaceful rural lane, offering a high degree of privacy and tranquillity. The property lies within easy reach of the popular market towns of Malton and Pickering, as well as the historic coastal town of Scarborough. The area is well known for its exceptional natural beauty, sitting close to the North York Moors National Park. The property's countryside location offers a true lifestyle opportunity in one of North Yorkshire's most desirable rural settings.

Crossing Cottage represents an opportunity to acquire a detached three-bedroom bungalow set within approximately 1.95 acres of gardens, paddocks, and established grounds. The property is surrounded by open farmland and unspoilt views, providing an ideal rural retreat for those seeking peace, space, and the potential to tailor a property to their own needs.

The accommodation is well-proportioned and laid out across a single floor, suitable for a range of buyers, including families, downsizers, or those looking to establish a country home with scope for enhancement. The internal layout includes a sitting room, traditional-style kitchen, three bedrooms, and a family bathroom. Although the property would benefit from a programme of modernisation and refurbishment, it offers a sound and adaptable footprint with excellent potential for reconfiguration or extension (subject to the necessary consents).

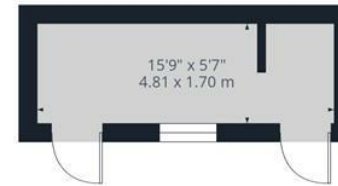
External Features include expansive grounds extending to approximately 1.95 acres, comprising formal gardens, gated paddock areas, and mature boundary planting, offering privacy and a pleasant outlook from all aspects. Of particular note is the inclusion of a range of outbuildings and stable facilities, which would be well-suited to equestrian use, smallholding activities, or general-purpose storage.

The property offers significant development potential, both in terms of enhancing the existing accommodation and in exploring further planning opportunities, subject to obtaining the relevant permissions. The scale of the site, its rural setting, and existing infrastructure provide a strong basis for buyers seeking a lifestyle property, particularly those with interests in equestrianism, hobby farming, or rural enterprise.

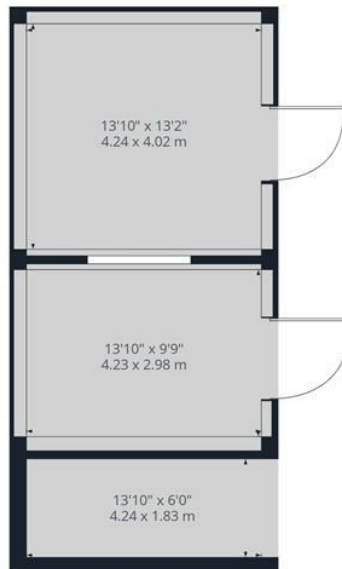




Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

1132 ft²

105.1 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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

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