



**1 WOODEND COTTAGES, HIGH STITTENHAM, YO60 7TW**  
**£673,950**

**Carter Jonas**



Nestled in the breathtaking Howardian Hills, a designated Area of Outstanding Natural Beauty, Woodend Cottage and its charming detached annex embody the quintessential English country cottage experience. Approximately 15 minutes from York's Monks Cross retail park, this property combines rural tranquillity with convenient access to urban amenities.

The original woodman's cottage, built from traditional clamp bricks and topped with a steeply pitched grey slate roof, offers stunning views of the surrounding hills and lush farmland. The interior has been tastefully restored, preserving much of its original character. Key features include:

- Spacious Living Room: Enjoy the stone fireplace and wood-burning stove, complemented by a bay window seat overlooking the garden and Howardian Hills.
- Country Kitchen: Recently fitted, this kitchen includes a Rayburn cooker, integrating both cooking and heating functionalities, and seamlessly flows into a bright dining area with a lantern skylight.
- Functional Layout: The rear hall connects to a utility room, a convenient toilet and butler sink, and a dual-aspect Boot Room/Study that overlooks the cottage's gardens.
- Charming Bedrooms: The upper floor features two double bedrooms with exposed beams and a luxurious four-piece bathroom, complete with a power shower and clawfoot bath.

The modern, two-story annexe, set behind the main garden and screened by mature beech and conifer trees, serves as an ideal space for multi-generational living or as a holiday rental. It boasts:

- Flexible Living Space: An open-plan living/dining/kitchen area with underfloor heating powered by an air source heat pump, ensuring comfort year-round.
- Two Bedrooms: The ground floor features a master bedroom with an ensuite wet room, while the first floor hosts a spacious bedroom with an ensuite shower room, both offering serene views of the annex garden's orchard and wildflower areas.
- Self-Contained Utilities: The annex includes its own electricity meter, enhancing its potential as an independent living space.

The property is surrounded by expansive, mature gardens that bask in sunlight throughout the day, providing panoramic views towards The Wolds. Outdoor amenities include:

- Ample Parking: Space for over seven vehicles.
- Traditional Outbuildings: Two brick structures with electricity and lighting, ideal for storage or workshop use.
- Private Access to Nature: The site is enclosed by a secure stock-proof fence and five-bar gate, and is adjacent to High Stittenham Wood, renowned for its stunning bluebell displays in spring.

Woodend Cottage and its annexe present a unique opportunity for families seeking flexible living arrangements, whether accommodating teenage dependents or providing a contemporary space for older parents. Additionally, the well-appointed annexe is perfectly suited for use as a holiday let, allowing for potential income generation while maintaining close family ties.

Located off Bulmer to Sheriff Hutton road, High Stittenham is a quaint hamlet comprised of Yorkshire stone farmhouses and converted barns. Local shopping facilities are available in Sheriff Hutton village, and the property is conveniently situated approximately 7 miles from Malton and 11 miles from York's outer ring road. The area is also situated along the Centenary Way national trail, offering scenic walking routes and a connection to nature.

**TENURE** Freehold

**EPC BAND** E

## A PRETTY SEMI-DETACHED COTTAGE WITH A SEPARATE ANNEXE IN IDYLIC HAMLET OFFERING FAR REACHING VIEWS.













## High Stittenham, York, YO60

Approximate Gross Internal Area = 102.00 sq m / 1097.91 sq ft  
 Annexe = 71.68 sq m / 771.55 sq ft  
 Total = 173.68 sq m / 1869.46 sq ft

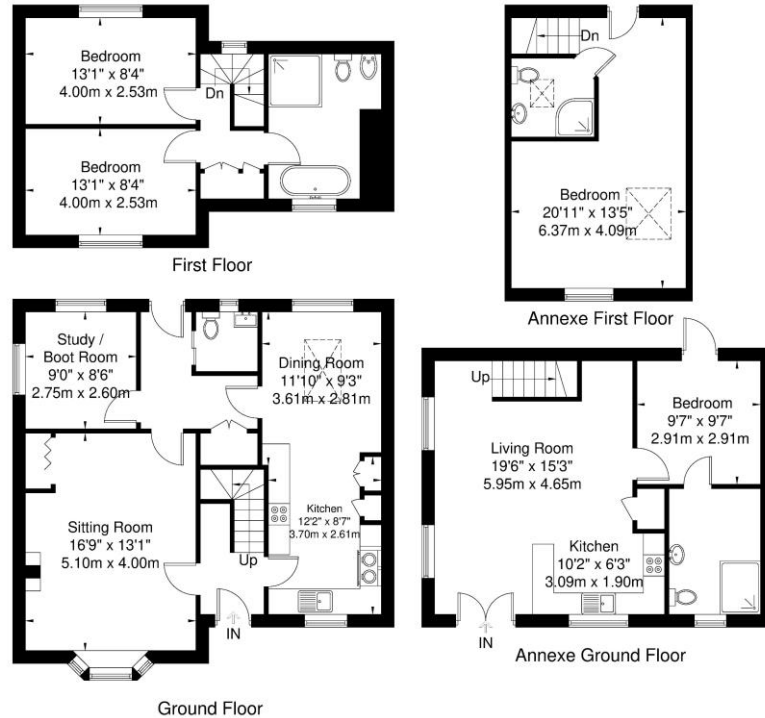
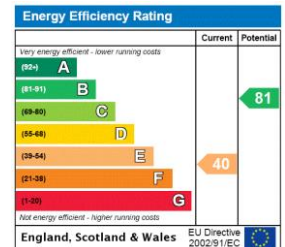


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
 THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION



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