



EAGLE COTTAGE  
Cundall, York

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# EAGLE COTTAGE

York, YO61 2RN

A unique part-Grade II listed cottage in the popular Hamlet of Cundall offering exceptionally well maintained three bedroom accommodation with split-level gardens and off street parking.

## ACCOMMODATION

Fantastic rural village location  
Stunning three bedroom part Grade II listed cottage  
Newly fitted kitchen, utility and bathroom  
Beautifully maintained throughout, whilst keeping Heritage charm  
Perfect for a wide range of purchasers  
Split-level gardens with summer house



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## Eagle Cottage

Eagle cottage is a much loved family home. The current owners have skilfully renovated the property during their tenure creating a warmly inviting cottage, that blends heritage and character with thoughtful modern features. The recently fitted kitchen is a standout feature of the property; elegantly styled with a traditional range cooker creating a warm focal point, it is a space that will instantly appeal to viewers.

Briefly comprising, entrance hall, utility room, breakfast kitchen, large sitting room. To the first floor are three bedrooms and the fantastic house bathroom which was updated as part of the improvement works.

## Outside

The property offers forecourt parking to the front, with split-level gardens that enjoy sun throughout the day. The courtyard directly beside the house benefits from morning sunshine, creating a lovely spot for breakfast outdoors, while the upper garden enjoys afternoon and evening sun and includes a further seating area and a summer house, with power and light, currently used as a home office. At the rear of the property there is a storage shed.





### Situation and Amenities

Cundall is an attractive, rural hamlet sixteen miles from Harrogate and eighteen miles from York. The nearby A1 provides excellent accessibility North and South and is located approximately six miles to the West of Cundall. The road through the village connects Brafferton/Helperby to the south (about two miles) and the village of Asenby to the North (about two and a half miles) where there are a number of local facilities. More can be found at the nearby market town of Thirsk and village of Topcliffe including superb pubs and eateries.

Local schools include independents Queen Mary's School, Ampleforth College and Cundall Manor School- which is in the village. Ripon Grammar School is in nearby Ripon and there are excellent primary schools close by; St Peters in Brafferton (Ofsted Good), Dishforth Airfield School (Ofsted Outstanding) and Topcliffe Church of England Academy in Topcliffe (Ofsted Outstanding).



## The Appeal of our Home - The Owners Insight

We have loved living at Eagle Cottage for the past 25 years. The house is over 350 years old and full of quirks and character. It has been lovingly restored to celebrate its history while creating a bright, airy and relaxing family home. With its solid floors, Heritage range cooker, wooden blinds and timeless features, it's a place that truly feels alive with warmth and charm. Cundall itself is a wonderful village, a close-knit, welcoming community where people look out for one another, newcomers are quickly embraced, and village events bring everyone together throughout the year.

## Services and Other Information

High-efficiency oil fired central heating, supported by a new Heritage range cooker/boiler that provides independent cooking, heating and hot water functions. New twin-skinned oil tank in garden. Mains water, electricity and drainage.

## Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band D

## Agents Note

The property to the rear has a right of access over the driveway to the side.

## EPC

Energy rating E

## Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

## Rights of Way, Wayleaves and Easements

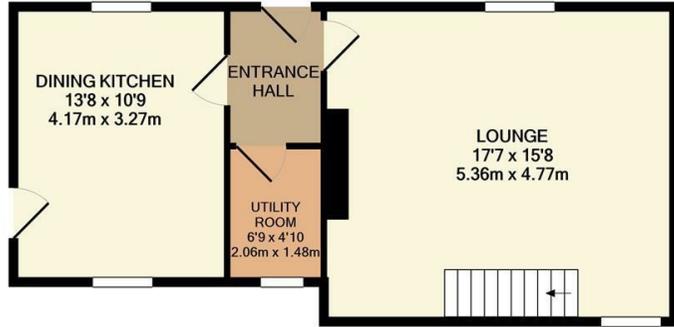
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

## What3Words

///grunt.lonely.flock

## Viewings

Strictly by appointment with GSC Grays 01423 590500



GROUND FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.7 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 964 SQ.FT. (89.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



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>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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	



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