



YEW TREE COTTAGE, WESTOW
£595,000

Carter Jonas

YEW TREE COTTAGE, WESTOW, YO60 7NE

Yew Tree Cottage is a beautifully restored Grade II listed home dating back to 1750, set in the heart of the sought-after village of Westow, on the edge of the Howardian Hills Area of Outstanding Natural Beauty. Combining more than 270 years of history with design-led interiors and modern comforts, it offers a rare opportunity to acquire a property that is both steeped in character and ready for contemporary living.

The accommodation is full of charm, with exposed oak beams, deep-set windows and traditional fireplaces. The main reception room opens directly to the garden and is centred around a wood-burning stove, creating a warm and inviting living space. A second reception room with open fire provides further versatility for dining or entertaining, while the farmhouse kitchen blends practicality with heritage style. Upstairs, three restful bedrooms and a family bathroom with shower over bath complete the accommodation.

Outside, the cottage opens onto a private south-facing walled garden with stone terraces, lawn and mature planting. At its heart sits the village's original well — a unique historic feature. Beyond the garden lies a large stone outbuilding incorporating a spacious garage with attic above and a generous room currently used for storage, offering rare versatility. Heating is supplied by LPG with a concealed underground tank.

Yew Tree Cottage has also operated as a boutique holiday let with excellent feedback, offering buyers the flexibility to continue this use or enjoy it as a private residence close to Malton, Castle Howard, York, the North York Moors and the Yorkshire coast.

Key details: Built in 1750 | Grade II Listed | Freehold | EPC Band F

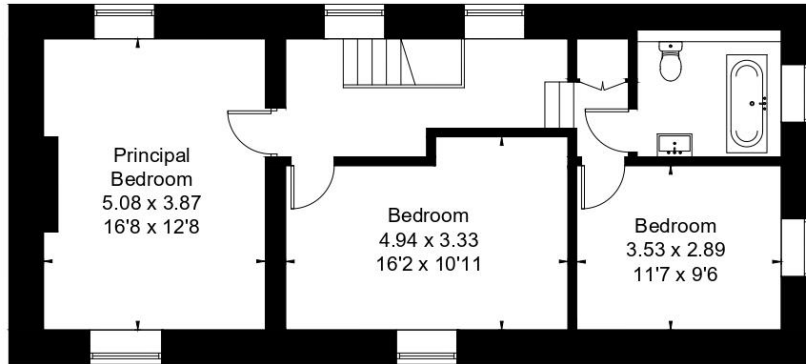
A PERIOD THREE BEDROOM COTTAGE WITH A WEALTH OF EXPOSED TIMBERS AND CHARACTER WHICH HAS UNDERGONE A PROGRAMME OF RESTORATION. LOCATED IN AN UNSPOILT VILLAGE BETWEEN THE MARKET TOWN OF MALTON AND YORK.



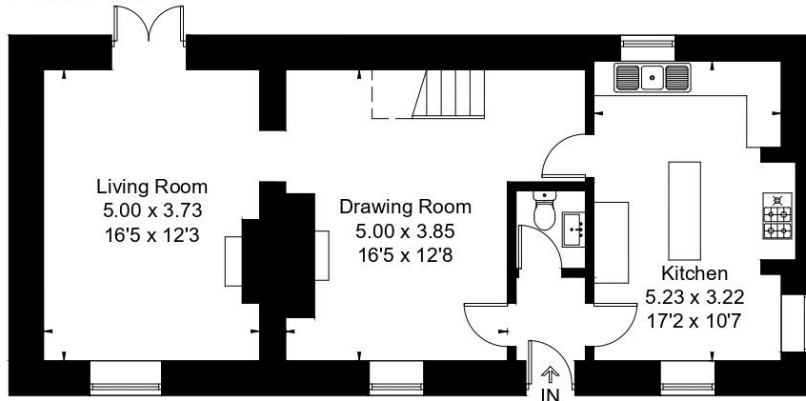




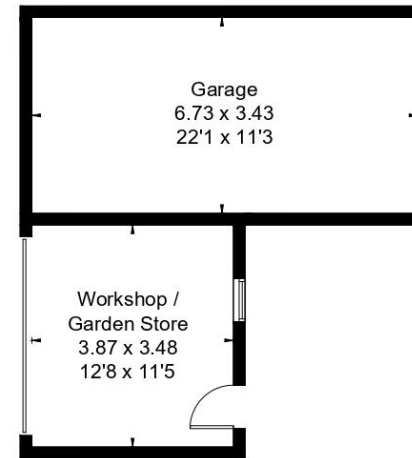
Main Street, Westow York, YO60
 Approximate Area = 1415 sq ft / 131.5 sq m
 Garage = 397 sq ft / 36.9 sq m
 Total = 1812 sq ft / 168.4 sq m



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		69 D
39-54	E		
21-38	F	37 F	
1-20	G		

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