



HEWETSON & JOHNSON

*A fabulous home with spacious accommodation in a popular village*

***Sorrel House, 6 Field View Close, Ampleforth YO62 4EL***



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*The layout of Sorrel House is well planned, centred on an impressive stair hall. I love the terraced garden that has a summer house with a bar installed! Ampleforth is a destination village on the fringes of the North York Moors National Park.*

**Ben Pridden**

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- Entrance hall
- Sitting room
- Kitchen/breakfast room
- Four further bedrooms, one en suite
- Terraced garden
- Drawing room
- Dining room
- Master bedroom with dressing room and en suite
- Family bathroom
- Parking and double garage

### Location

Ampleforth is a busy village with excellent facilities, on the fringes of the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty. The village has a shop with a post office counter, two primary schools, cafe, a doctors' surgery and two pubs. Ampleforth College is 1.2 miles to the east. The village is within the catchment for Ryedale, an "Outstanding" secondary school (Ofsted 2012).

Helmsley is the nearest market town (4.2 miles), with excellent local shops including clothes stores, delicatessens, restaurants, and hotels. In addition, there is an arts centre showing films and plays as well as hosting exhibitions and concerts. Thirsk has more extensive amenities including a racecourse and train station with direct services to London and Leeds.

The City of York is 20 miles to the south, with museums, galleries and theatres. York has several shopping parks including Vanguard with a flagship Marks and Spencer. Its railway station has regular services across the country including London in under 2 hours.

### The House and Garden

Sorrel House is a splendid family home, with well proportioned accommodation. The generous drawing room has French doors onto the garden and adjacent is the kitchen which has plenty of room for informal dining, a breakfast bar and French doors onto the garden. In addition there is a formal dining room and sitting room.

To the first floor there are four double bedrooms and three bathrooms, two en suite. The master suite has a dressing area and its own bathroom. In addition there is a study that could also be used as a fifth bedroom.

The garden is terraced with paved areas and steps to the lower section where there is a summer house fitted with a bar. There is plenty of parking and a double garage to the front of the house.

### Services

Mains water, mains drainage and LPG central heating.

### Connectivity

Ultrafast broadband is available and mobile reception is "good outdoor and in home" (Ofcom)

### Estate Charge

There is an annual estate charge which was £161.19 for 2026/27

### Council Tax

Band F payable to North Yorkshire Council





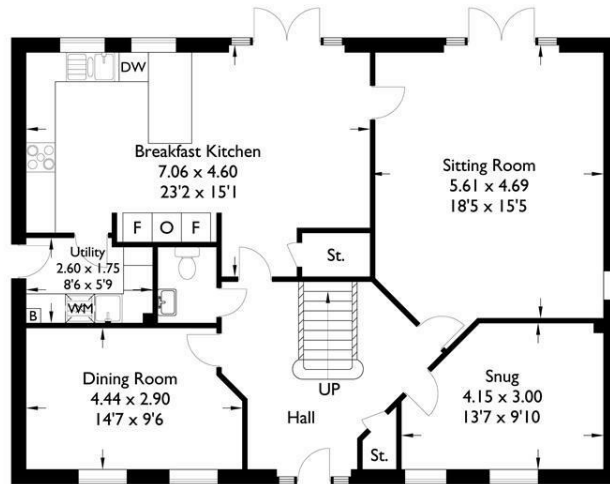
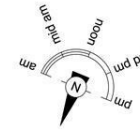


## 6 Field View Close

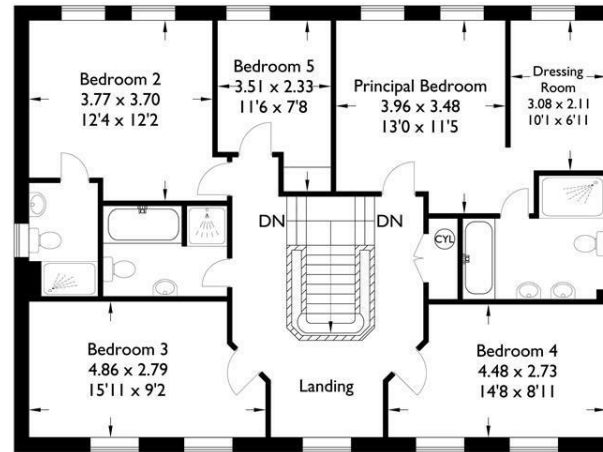
Approximate Gross Internal Area : 206.89 sq m / 2226.94 sq ft

Garage : 28.38 sq m / 305.47 sq ft

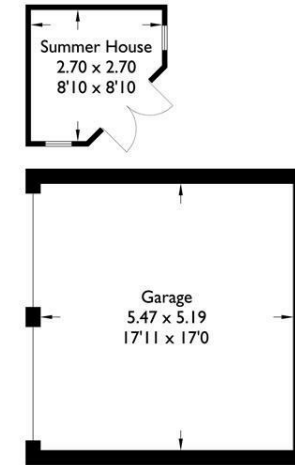
Total : 235.27 sq m / 2532.42 sq ft



Ground Floor



First Floor



For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan,  
all measurements are approximate and no  
responsibility is taken for any error.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

| Energy Efficiency Rating                    |                                             | Current | Potential |
|---------------------------------------------|---------------------------------------------|---------|-----------|
|                                             | Very energy efficient - lower running costs |         |           |
|                                             | (92-100) 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                             |                                             | 65      | 69        |
| EU Directive 2002/91/EC                     |                                             |         |           |

THE GRANARY, NESS HALL, EAST NESS, YORK, NORTH YORKSHIRE, YO62 5XD

T: 01347 868308 E: SALES@HEWETSONANDJOHNSON.CO.UK W: HEWETSONANDJOHNSON.CO.UK