



Wychwood | Howsham, York

A deceptively spacious three bedroom family home with outbuildings and land in the rural village of Howsham on the edge of the Howardian Hills. Howsham is approximately 8 miles south west of the popular market town of Malton and 12 miles north east of the City of York. In all 1.21 acres or thereabouts.

- Detached house with front and rear gardens and paddock
- Three bedroom, 1 with en-suite, together with family shower room
- Range of outbuildings including Nissen Hut and Stable Block
- Kitchen, utility room, dining room, sitting room and conservatory
- Front and rear gardens with off-street parking to the rear and side
- 1 acre paddock

Guide Price £535,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

Radiator.

KITCHEN

16'1" x 10'8" (4.90m x 3.25m)

Rear aspect uPVC double glazed window, range of base and wall mounted units, double stainless steel sink and drainer, oil fired Aga, plumbing for washing machine, radiator.

SITTING ROOM

19'9" x 11'9" (6.02m x 3.58m)

Front aspect single glazed window with secondary glazing window, cast iron wood burning stove on tiled hearth with brick surround and timber mantelpiece, 2 no. radiators. Doors to:

CONSERVATORY

9'4" x 9'3" (2.84m x 2.82m)

uPVC double glazed with brick base, French doors to the rear outside.

DINING ROOM

12' x 11'9" (3.66m x 3.58m)

Front aspect single glazed window with secondary glazing, single radiator. Double doors through to the kitchen.

UTILITY ROOM

Dual aspect windows, base mounted units, stainless steel sink, plumbing for washing machine, wc.

BOOT ROOM

Front and rear sliding doors, side aspect window, radiator.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

13'5" x 12' (4.09m x 3.66m)

Front aspect uPVC double glazed window, single radiator.

EN-SUITE BATHROOM

Rear aspect uPVC double glazed windows, three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low flush wc, airing cupboard, part tiled walls.

BEDROOM 2

11'9" x 10'1" (3.58m x 3.07m)

Front aspect uPVC double glazed window, single radiator.

BEDROOM 3

10'3" x 9'11" (3.12m x 3.02m)

Rear aspect uPVC double glazed window, single radiator.

SHOWER ROOM

Rear aspect uPVC double glazed window, three piece suite comprising corner shower cubicle with glazed sliding door, pedestal wash hand basin, wc, part tiled walls and tiled floor.



OUTSIDE

To the front, there are low maintenance gardens with central walkway, together with driveway to the side. To the rear, there are substantial lawned gardens with herbaceous borders and patio area. A shared driveway leads to a private courtyard with outbuildings. There is a paddock area beyond, extending in all to 1.21 acres (0.50 hectares) or thereabouts.

OUTBUILDINGS

NISSEN HUT

18'8" x 17'6" (5.69m x 5.33m)

Timber double doors to the front.

STABLE BLOCK

12'2" x 12'1" plus 12'2" x 12' (3.71m x 3.68m plus 3.71m x 3.66m)

2 no. stables with electric power and light.

TIMBER OUTBUILDING

16'8" x 14'5" plus 14'4" x 8'10" (5.08m x 4.39m plus 4.37m x 2.69m)

Timber construction with electric power and light and water. Access to grass paddock beyond.

SERVICES

The property is connected to mains electricity and water. Oil fired central heating. Septic tank drainage. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

Freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS

Proceed from Malton into Norton, turning right after the level crossing into Welham Road and proceed for about 4 miles, at the crossroads turn right onto High Lane for approximately 1.5 miles then take the first right into the village and the property is located on the right hand side, identified by the BoultonCooper 'For Sale' board.

COUNCIL TAX BAND

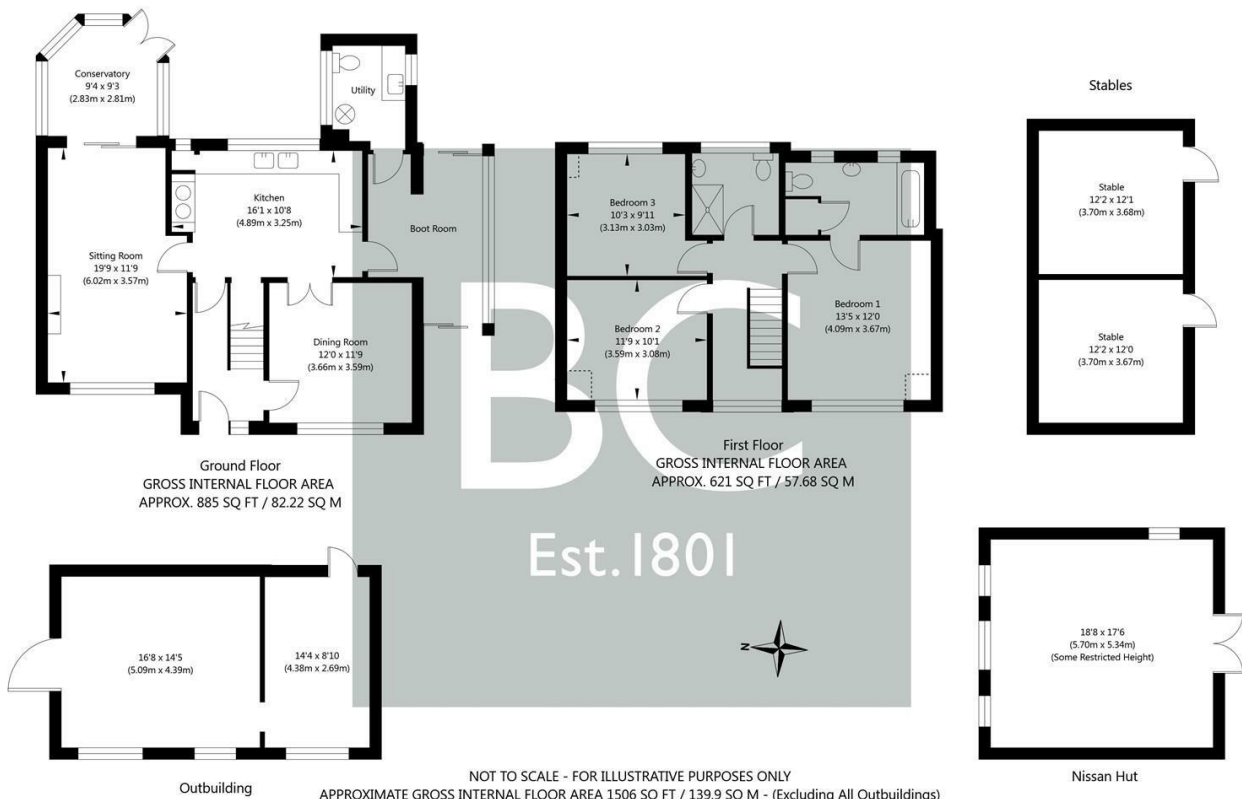
The property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band TBC. The full EPC can be viewed at our Malton office.



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Est. 1801



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1506 SQ FT / 139.9 SQ M - (Excluding All Outbuildings)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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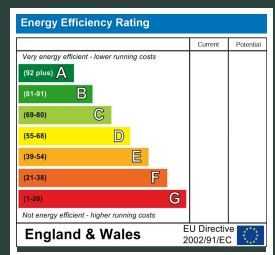
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COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING



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