



## Westview Farmhouse | Wilton. YO18 7JY

Westview Farmhouse is a traditional stone built detached property situated in the village of Wilton which lies on the A170 and is approximately four miles East of the market town of Pickering. The property which offers re-furnished accommodation enjoys the benefit of many internal features and offers a variety of versatile uses. There is potential

within part of the house to form an annex if required again subject to any necessary planning. In addition there is a substantial building which offers potential for further development subject to any necessary permissions which would be required. There are gardens and parking which are designated with the property.

**Guide Price £600,000**



# Westview Farmhouse | Wilton



## Accommodation Comprises

### Entrance Door

Leads to :

### Reception Hallway

With original tiled flooring, part panelled walls to dado height, moulded coving to ceiling and two central heating radiators. Open turned staircase to first floor with newels and polished handrail.

### Sitting Room

With feature fireplace having wooden surround, tiled back and hearth and open dog grate, windows to the front and side elevations, coving to ceiling and picture rail.

### Spacious Dining Kitchen

Comprising Belfast sink with mixer tap over, work surfaces, wall and base units incorporating drawer compartments, built in dishwasher, Range oven with extractor canopy, island unit including breakfast bar, and five ring electric hob; Royal blue Aga providing domestic cooker facilities. Feature fireplace, windows to the front, side and rear elevation, part moulded ceiling to dining area, two central heating radiators, spot lighting to ceiling. Herringbone LVT flooring.

### Utility Room

Belfast sink with mixer tap over set within base units, wood block work surfaces and storage cupboard. Radiator and Herringbone LVT flooring.

### Shower Room

Comprising corner shower cubicle with shower unit, vanity unit with inset wash hand basin and mixer tap over and cupboards below, low flush w.c. Chrome heated towel rail, Herringbone LVT flooring, window to the side elevation.

### Snug

With window.

### Inner Lobby / Rear Hall

With window, flagstone floor and door to outside.

### Bootroom

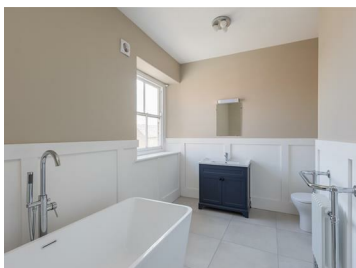
With windows and door to rear hall. Staircase off study area to bedroom, walk in boiler room.

### First Floor Bedroom Five

With velux windows and spot lighting.

### First Floor Landing

Accessed from the Reception hallway with wood panelling, window, central heating radiator, galleried landing.







## Master Bedroom

With feature fireplace incorporating tiled inset and hearth with cast iron dog grate, picture rail, central heating radiator, windows.

## En Suite Shower Room

Comprising large shower cubicle with shower unit and shower rose, vanity unit with inset wash hand basin with cupboards below and mixer tap over. Low flush w.c., wall tiling, window, column style radiator/towel rail.

## Bedroom Two

With feature fireplace having tiled inset and hearth; window, central heating radiator, picture rail.

## Bedroom Three

With central heating radiator, window, and access to roof space.

## Bedroom Four

With cast iron fireplace, windows and two central heating radiators. Feature fireplace with basket grate.

## Bathroom

With large freestanding bath having chrome stand alone taps and hand held shower head; vanity unit with inset wash hand basin

with light and shaver point over, mixer tap and cupboards below, low flush w.c., window and access to roof space, radiator with combined chrome towel rail; part panelling to walls to dado height. Extractor fan.

## Outside

A driveway leads around to the rear of the property where there is a gravelled area. There is a useful stone outbuilding which is attached to the farmhouse and in addition a large detached stone building which provides garaging or subject to any necessary planning permissions required could be converted to an annex/home office. There is a mature garden with lawned areas and borders containing mature flowering plants and shrubs.

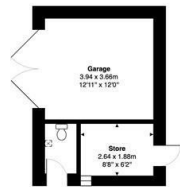
## Services

Gas, electricity, water and drainage.



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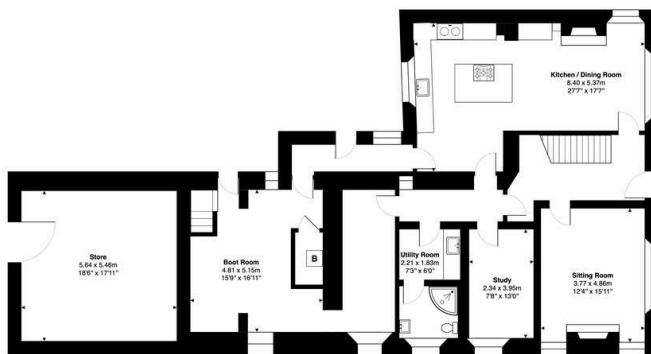


**Outbuilding**  
Gross Internal Area: 22.4 m<sup>2</sup> ... 241 ft<sup>2</sup>



Gross Internal Area: 334.9 m<sup>2</sup> ... 3604 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified.  
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**Ground Floor**  
Gross Internal Area: 179.7 m<sup>2</sup> ... 1934 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 132.7 m<sup>2</sup> ... 1429 ft<sup>2</sup>

### VIEWING

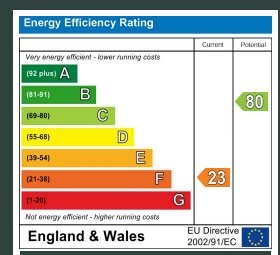
By telephone appointment through the Agents, Pickering Office. Tel:01751 472724.

### COUNCIL TAX BAND

Band F.

### ENERGY PERFORMANCE RATE

Band F.



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**BC**  
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