



Smithy Cottage, Main Street | Kirby Grindalythe, Malton



Smithy Cottage, Main Street Kirby Grindalythe,

A superbly spacious and individually designed four bedroom detached residence extending to approximately 4,836 sq.ft., situated in the heart of the residential village of Kirby Grindalythe and on the northern edge of the Yorkshire Wolds. The village lies 9 miles south east of Malton and its extensive amenities. The property benefits from four reception rooms, dining kitchen, utility room, workshop and indoor swimming pool and hot tub, four double bedrooms, (two en-suite) and house bathroom. Smithy Cottage is set within a generous and private plot, with plentiful off-street parking and extensive gardens and grounds extending to 1.26 acres (0.51 hectares). The property would be suitable for a variety of purchasers attracted to the internal and external space on offer, allowing opportunities to work from home and for families looking for a property to enable multi-generational living.

No onward chain.

Guide Price £750,000

ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

4.70m x 4.57m (15'5" x 15')

With composite entrance door, staircase to the first floor.

SITTING ROOM

4.93m x 4.70m (16'2" x 15'5")

Front aspect uPVC triple glazed bow window, electric fire on a tiled and timber hearth with timber surround and mantle piece.

STUDY

5.46m x 3.43m (17'11" x 11'3")

A dual aspect room with uPVC triple glazed bow window to the front and uPVC double glazed window to the side.

INNER HALL

CLOAKROOM

With low flush wc and pedestal wash hand basin.

FAMILY ROOM

4.45m x 4.32m (14'7" x 14'2")

With uPVC triple glazed French doors to the rear, electric fire on a tiled and timber hearth with timber surround and mantle piece.

DINING ROOM

4.70m x 4.45m (15'5" x 14'7")

With uPVC triple glazed French doors to the outside, wooden flooring, and double doors to:

DINING KITCHEN

5.92m x 4.42m (19'5" x 14'6")

Fitted with a range of base and wall mounted units and work surfaces over, 1 & ½ bowl stainless steel sink and drainer with chrome mixer taps over, integrated double oven and microwave oven over, electric hob and extractor hood, built-in breakfast bar and seating area, tiled floor, and rear aspect uPVC triple glazed window.

UTILITY ROOM

5.74m x 4.06m (18'10" x 13'4")

With side aspect uPVC triple glazed window, uPVC triple glazed door on to the driveway, and staircase to the first floor.

POTENTIAL OFFICE

5.79m x 4.98m (19' x 16'4")

With side aspect uPVC triple glazed window.

GAMES ROOM / WORKSHOP

7.06m x 6.30m (23'2" x 20'8")

A dual aspect room with twin uPVC double glazed doors to the western elevation and twin uPVC double glazed French doors on to the patio area, offering scope for a variety of uses enabling work from home opportunities.

INDOOR SWIMMING POOL AREA

13.31m x 6.20m (43'8" x 20'4")

Currently undergoing refurbishment, this custom designed area includes swimming pool, hot tub, and twin uPVC double glazed French doors to the outside, and uPVC double glazed windows to the front and side aspects.

PLANT

3.61m x 2.74m (11'10" x 9')

TO THE FIRST FLOOR

LANDING

Airing cupboard housing hot water cylinder.

BEDROOM 1

5.74m x 4.32m (18'10" x 14'2")

A dual aspect room with uPVC triple glazed windows to the side and rear, and door to:



EN-SUITE BATHROOM

A five-piece suite comprising corner bath, double wash hand basins, low flush wc, bidet, and enclosed shower cubicle. Rear aspect uPVC opaque triple glazed, fully tiled walls.

BEDROOM 2

4.93m x 4.70m (16'2 x 15'5)

With front aspect uPVC triple glazed window, built-in storage.

BEDROOM 3

4.45m x 4.34m (14'7 x 14'3)

Rear aspect uPVC triple glazed window.

BEDROOM 4

5.41m x 3.43m (17'9 x 11'3)

A dual aspect room with front and side aspect uPVC triple glazed windows.

EN-SUITE BATHROOM

A three-piece suite comprising panelled bath, pedestal wash hand basin, and low flush wc. Front aspect opaque uPVC triple glazed window.

HOUSE BATHROOM

A three-piece suite with corner bath, low flush wc, and pedestal wash hand basin. Part-tiled walls, tiled floor, and rear aspect opaque uPVC triple glazed window.

INTEGRAL DOUBLE GARAGE

6.50m x 5.82m (21'4 x 19'1)

With electric up and over door, side aspect uPVC triple glazed window, and personnel door to the utility room.

OUTSIDE

To the outside, the property is approached via a private brick-set driveway across the village beck, leading to the front and side of the house, with turning area in front of the integral double garage. The property benefits from gardens and grounds to all sides, with the gardens to the front elevation overlooking the village beck. Smithy Cottage is further complemented by a gravelled and lawned garden areas, garden pond, and beyond is a paddock area.

SERVICES

We understand that the property is connected to mains electricity, and water. Underfloor heating throughout (wet system). Drainage by way of private mini treatment packet system. 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

We understand to be freehold with vacant possession on completion.

VIEWING

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

DIRECTIONS

From our Malton office, proceed through Norton and join the B1248 Beverley Road, and continue for approximately 9 miles, passing through North Grimston and Duggleby before arriving in Kirby Grindalythe. After passing St Andrew's Church, take the next right turn and at the cross roads turn left. Smithy Cottage can then be found on your left hand side and is approached across the village beck. Please note, there is no 'For Sale' board at the property currently. Postcode: YO17 8DB.

COUNCIL TAX BAND

We are verbally informed the property lies in Band G. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band C.





VIEWING

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COUNCIL TAX BAND

G

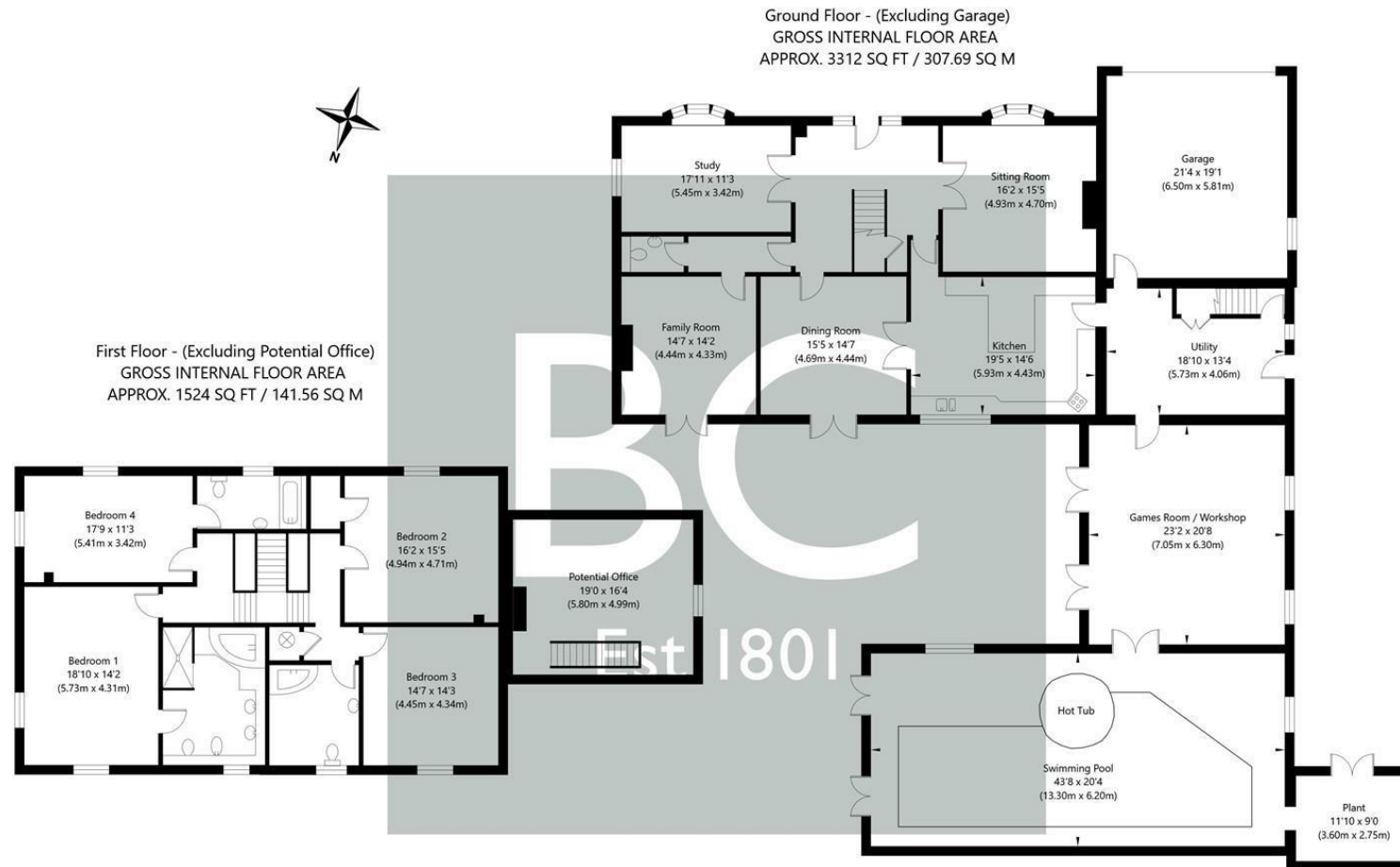
ENERGY PERFORMANCE RATING

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4836 SQ FT / 449.25 SQ M - (Excluding Garage & Potential Office)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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