



Old Tillage Farm | Kirby Grindalythe, Malton

BoultonCooper

BC  
Est 1801



## Old Tillage Farm Kirby Grindalythe, Malton

An attractive rural property comprising four bedroom detached 19th Century farmhouse, with a substantial range of ancillary outbuildings, gardens and paddock land.

Old Tillage Farm is delightfully situated on the edge of the popular North Yorkshire Wolds village of Kirby Grindalythe, with uninterrupted views to the south across open countryside.

Viewing highly recommended to appreciate the internal and external space on offer, and scope to redevelop the adjoining outbuildings (subject to the necessary planning consents).

In all 5 acres or thereabouts.

**Guide Price £725,000**

### GROUND FLOOR

#### ENTRANCE HALL

#### KITCHEN

3.30m x 1.88m (10'10" x 6'2")

Range of fitted base and wall units with work surfaces over, stainless steel sink and drainer with chrome mixer taps, upvc double glazed window to the rear.

#### UTILITY ROOM

3.23m x 3.02m (10'7" x 9'11")

With cloakroom off, upvc double glazed window to the rear, plumbing for washing machine.

#### DINING ROOM

4.32m x 3.28m (14'2" x 10'9")

upvc double glazed window to rear, built in cupboards.

#### FAMILY ROOM (SE)

4.65m x 4.60m (15'3" x 15'1")

Open fireplace on a tiled hearth, cast iron surround and timber mantelpiece, picture rail and decorative coving, timber beam ceiling, timber framed sliding sash windows, understairs cupboard, double radiator.

#### SITTING ROOM (SW)

4.67m x 4.62m (15'4" x 15'2")

Open fireplace on tiled hearth, tiled slips with timber surround and mantelpiece, timber framed double glazed window to the south elevation, radiator.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1 (SW)

4.90m x 4.65m (16'1" x 15'3")

single glazed sliding sash window to the south elevation, double radiator, airing cupboard with hot water cylinder.

#### BEDROOM 2 (SE)

4.95m x 4.75m (16'3" x 15'7")

single glazed sliding sash window to rear, double radiator, circular window to side, with twin arched alcoves, overstairs cupboard.

#### INNER LOBBY

#### BEDROOM 3 (NW)

3.89m x 3.30m (12'9" x 10'10")

upvc double glazed window, double radiator, fitted wardrobe.

#### BEDROOM 4 (NE)

3.30m x 3.10m (10'10" x 10'2")

#### BATHROOM

3.00m x 2.34m (9'10" x 7'8")

Four-piece suite comprising: roll-top style bath, low flush wc, 2no. hand wash basins and corner shower cubicle, heated towel rail, upvc double glazed window to rear.



## OUTSIDE

The property is approached along a private driveway and parking area, leading to a range of ancillary outbuildings, briefly comprising:

### ADJOINING DOUBLE STOREY RANGE

6.78m x 4.70m plus 4.88m x 4.57m plus 4.42m x 2.74  
(22'3" x 15'5" plus 16' x 15' plus 14'6" x 9' plus )

Brick outbuilding under pantile roof, plus single story section with 2no. loose boxes and Stores. There is the potential for the adjoining farm buildings to be incorporated into the existing dwelling or alternative uses, subject to the necessary planning consents.

### TIMBER POLE BARN

12.19mx 6.10m (40'x 20')  
with adjoining Store.

### L-SHAPED STABLE BLOCK

12.19m' x 5.49m' plus 6.40m' x 4.57m' (39'11" x 18'0" plus  
20'11" x 14'11")

### GENERAL PURPOSE BUILDING

11.58m x 3.66m (38' x 12')

steel portal frame construction with concrete block walls and fibre cement roof.

## GARDENS AND GROUNDS

To the front, side and rear elevations the property includes expansive gardens which enjoy the best of the southerly aspect with uninterrupted views across its own land to open Wolds countryside beyond. To the east and south elevations, beyond the farmstead, there are useful enclosed grass paddocks. The gardens and grounds gently contour to the south, leading down to the village beck ("The Gypsy Race").

In all extending to 5 acres or thereabouts.

## SERVICES

Mains water, electricity, private drainage supply and oil-fired central heating. 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 available on completion.

## VIEWING

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

## COUNCIL TAX BAND

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






COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	







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