Park Rôw



High Street, Carlton, Goole, DN14 9LY

Offers Over £600,000

4 2 1 E

** CONVERTED VICTORIAN SCHOOL HOUSE ** VAULTED CEILING ** Situated in the village of Carlton, this sympathetically and lovingly restored home briefly comprises: Porch, Open Plan Lounge Diner, Kitchen, Rear Hall, Inner Hallway, four bedrooms, with the master bedroom benefitting from en-suite and Bedroom Two having a convenient w.c and Family Bathroom. Externally the property benefits from ample off street parking and double garage, whilst the spacious garden creates a haven of tranquility with its lawned sections, established borders, brick built potting shed and patio area. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'





















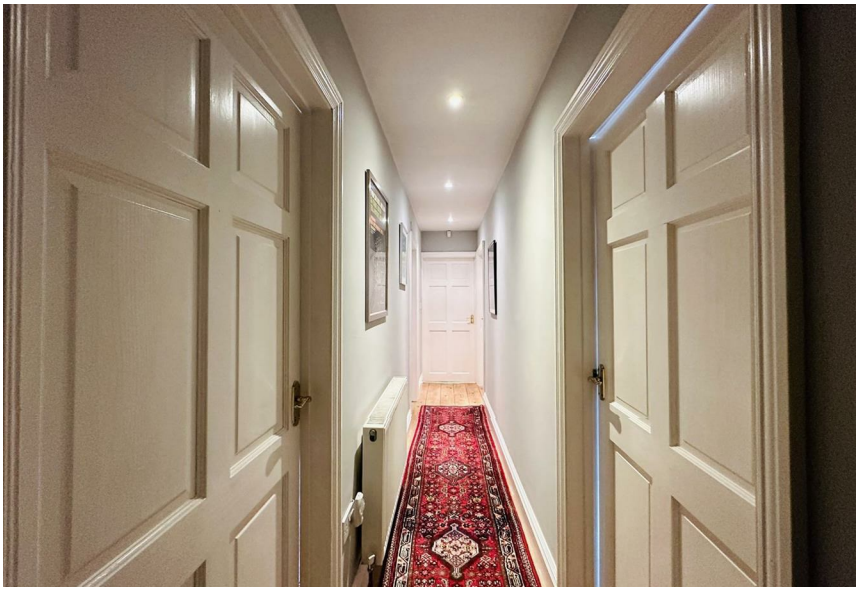







Pray for the good estate
of Isabella Ann, Baroness
Beaumont, who erected these
schools for the benefit of
the inhabitants of Gerlton
and the neighbourhood, in
the year of our Lord, 1879.
To the only God be honour and
glory for ever and ever. Amen.





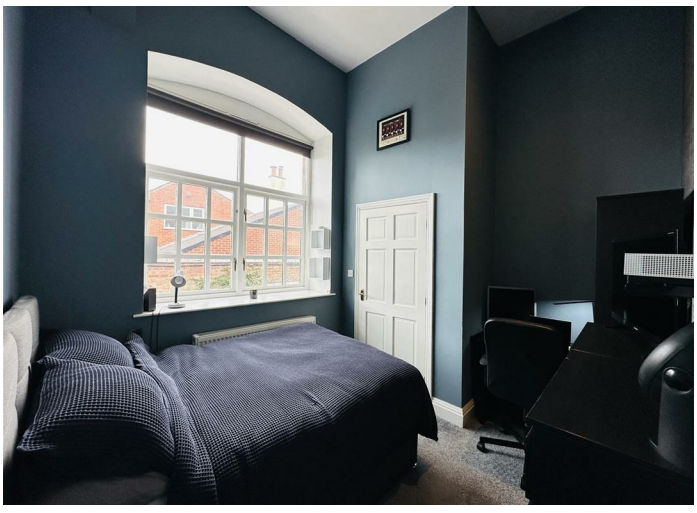













TRAKTOR






ST MARYS
SCHOOL HOUSE



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PROPERTY OVERVIEW

St Mary's School House, High Street, Carlton, Goole, DN14 9LY is a beautiful and historically significant Victorian detached former school, built in 1879 by the Carlton Towers estate. Originally serving as the village school and closely linked to the adjacent St Mary's Catholic Church, the property retains many wonderful period features while having been sympathetically and lovingly renovated by the current owners into a spacious and characterful family home.
The building is constructed of traditional red brick with slate roofs and features a distinctive bell tower that adds to its historic charm and presence. It sits on a generous plot with attractive gardens and benefits from a double garage. Inside, it offers versatile accommodation. One of the most striking original features is the retention of the separate boys' and girls' entrance doors, leading into the Open Plan Living Area with its raised floor level, to take full advantage of the views from the windows. Throughout the property, high ceilings create an exceptional sense of space and light, complemented by numerous period details that have been carefully preserved.
The renovation has successfully blended heritage charm with modern living. The breakfast kitchen is particularly impressive, featuring a large central island with induction hob, sleek grey cabinetry, integrated appliances, mirrored plinths and contemporary lighting. The principal living areas boast soaring vaulted ceilings with magnificent exposed timber beams and trusses, along with a striking brick fireplace that makes for a wonderful focal point, housing an impressive 30kw multi-fuel burner. Gothic-style arched windows and elegant arched openings further enhance the character, along with the office space showcasing dramatic high-level wooden architecture. In addition, the loft space is well-lit by Velux windows and offers excellent potential for conversion, subject to the necessary consents.
This is a rare opportunity to own a piece of Carlton's local history. The property combines substantial period grandeur with comfortable, contemporary family living in a convenient village setting. Located in the heart of Carlton, near Goole and Selby, it sits close to local amenities, schools, pubs, and the historic Carlton Towers estate itself, with good commuter links to York, Leeds, and Hull. St Mary's School House represents a unique and characterful home that successfully honours its 1879 educational origins while offering beautifully renovated living spaces for modern family life.

GROUND FLOOR ACCOMMODATION

Porch
5'5" x 3'7" (1.66m x 1.10m)

Open Plan Lounge Diner
39'7" x 19'4" (12.07m x 5.90m)

Breakfast Kitchen
14'2" x 14'2" (4.34m x 4.32m)

Bedroom One
14'4" x 10'4" (4.37m x 3.16m)

En-Suite
12'5" x 6'0" * (3.81m x 1.85m *)
*being 'L'-shaped

Bedroom Two
12'2" x 9'1" (3.73m x 2.79m)

w.c
4'6" x 3'10" (1.39m x 1.19m)

Bedroom Three
11'5" x 6'5" (3.50m x 1.97m)

Bedroom Four
11'5" x 6'5" (3.5m x 1.97m)

Bathroom
7'2" x 5'10" (2.19m x 1.78m)

Rear Hall
6'7" x 4'0" (2.02m x 1.22m)

EXTERIOR

Front
Traditional timber porch area and off street parking leading to double garage.

Rear
Fully enclosed rear garden with patio section and established trees and shrubs.

Directions
From the centre of Selby head out of Selby on the Bawtry Road (A1041) continue down to the mini roundabout, head straight over to the large roundabout, go straight across again towards Camblesforth on the A1041. Go through Camblesforth until you get to the mini roundabout go straight across and continue on into Carlton. Passing the high school on the left, go through the pedestrian crossing. The Park Row Properties for sale board will be on the right hand side showing the entrance of the driveway.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County Council
Tax Banding: F

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains
Heating: Mains Gas and 30kw Multifuel Burner
Sewerage: Mains

Water: Mains

Broadband: Ultrafast
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

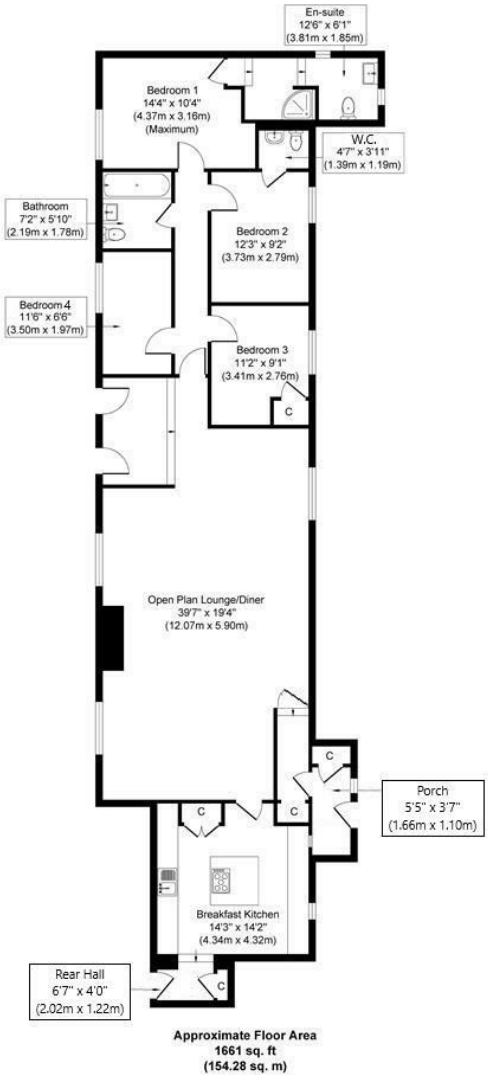
AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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