

ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



ST OVIN'S, FRONT STREET, LASTINGHAM, YO62 6TL

**A beautiful Yorkshire stone property with great character
in one of Ryedale's finest villages**

Entrance/Boot Room

Snug

Hallway

Kitchen/Dining Room

Sitting Room

Cloakroom

5 Bedrooms

2 Bathrooms

Shower Room

Garage + Loft Storage

Superb Garden

Glorious Views

GUIDE PRICE £995,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
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Description

The idyllic country setting of Lastingham is where you will find this early 18th century property known as St. Ovin's, a truly wonderful village house arranged in the style of a Yorkshire longhouse and providing almost 3,000sq.ft. of beautifully presented accommodation. Interior characteristics include beamed ceilings, traditional brace & ledge doors, Yorkshire sliding sash windows, deep sills, window seats and feature fireplaces. Within the last couple of years, the Boot Room & Snug have been completely renovated and the heritage style décor scheme throughout the property creates that cosy 'ready to move into' feel. The heart of the house is a sociable kitchen/dining/sitting room where there is a well equipped kitchen with integrated appliances, central island and a range cooker. The dining space will comfortably accommodate a family size table and the sitting room area has a wood burning stove set into an antique cast-iron cooking range. There are three separate staircases leading to the first floor rooms comprising 5 bedrooms (two en suite) and a house bathroom.

There is much to admire outside too ...with a well stocked raised garden and seating area at the front providing the perfect spot for morning coffee. An age old Wisteria flanks the southern elevation of the property giving it that quintessential English look. From the landscaped walled gardens to the south west there is a superb view of St. Mary's church and here, in between gardening chores, there are many places to sit and enjoy the glorious surrounding countryside. With all year round interest, the garden is neatly contained within low level stone walls and includes a useful stone outbuilding for storing garden tools etc.

From the village street, there is access to a stone built garage with electric up and over door with parking space in front and loft storage above.

General Information

Services: Mains water and electricity are connected. Connection to mains drainage. Oil fired central heating. UV solar panels.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Council Tax: North Yorkshire Council - band F

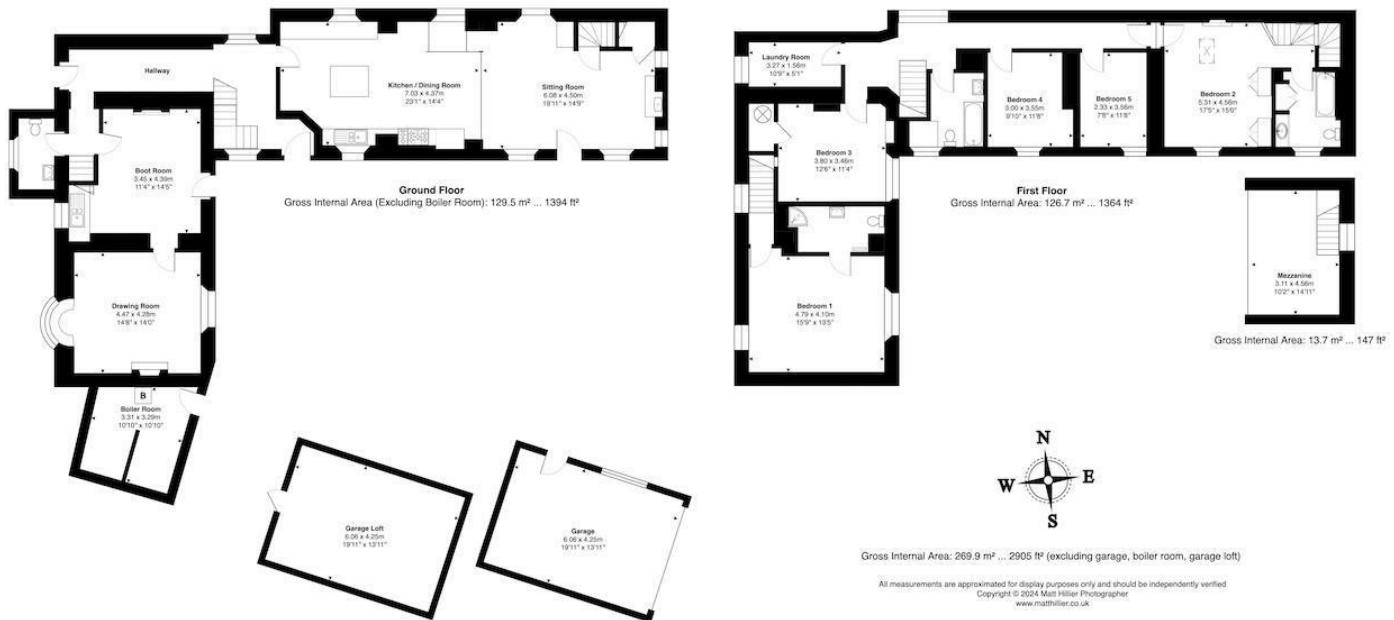
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 430034.

Location: The picturesque village of Lastingham nestles in a beautiful valley on the southern fringe of the North York Moors National Park where, for lovers of the outdoors, walkers and cyclists the surrounding countryside couldn't be better! It's medieval parish church, St. Mary's, lies on the site of a Celtic monastery where the property's namesake, St. Ovin, resided. The village has a superb country pub, 'The Blacksmith's Arms' and the nearby market towns of Kirkbymoorside, Pickering, Malton and Helmsley all offer a wide range of amenities.



Accommodation

St Ovin's, Lastingham, YO62 6TL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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