

ROUNTHWAITE & WOODHEAD

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



BONNIE BANKS, SPROXTON, YORK, YO62 5EF

**An individual detached property within the National Park
with terrific views, beautiful gardens together and with land amounting to approx 10 acres**

Entrance Hall

Sitting Room

Dining Room

Kitchen/Diner

Utility Room

Cloakroom

Landing

Bathroom

3 Double Bedrooms

Garage

Plenty of Outside Storage

Detached Bothy/Studio

PRICE GUIDE: £795,000

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Bonnie Banks, as it is known, comprises an individual detached house believed to date back to the 1950's/early 60's occupying a splendid plot in a 'leafy', well screened location just outside the village.

Special features include a sociable kitchen/diner with soft seating at one end, a separate dining room for more formal entertaining and a super, double aspect sitting room with an open fire from and a lovely south westerly aspect. In fact from virtually every room in the house there is a view, either across the garden or over the rolling hills and farmland looking towards the top of Sutton Bank from where there are spectacular sunsets. An open staircase and spacious landing leads to 3 double bedrooms and a fully refurbished bathroom with shower cubicle and bath. Storage space is in abundance with a utility/laundry room off the kitchen and readily accessible rooms above the garage creating valuable space for life's every day paraphernalia as well room for an office if needed.

The property is approached via a gravelled drive leading to a turning area and plenty of parking space. The surrounding garden is completely private and largely laid to lawn, divided in parts with mature, well manicured hedging. During the warmer months the garden is pretty much in full sun from mid morning onwards. On it's western boundary there is gated access to approx. 8.5 acres (3.54ha) of pasture, well suited for grazing livestock which will no doubt appeal to those with equestrian and/or smallholding interests.

In summary, a versatile property with all the right elementsa good house, a readily accessible location with privacy, an established garden, land, terrific views and no onward chain!

General Information

Services: Mains water and electricity are connected. Oil fired central heating. Connection to mains drains.

Council Tax: We are informed by North Yorkshire Council that the property falls band G.

Tenure: We are advised by the vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

Local Authorities: North York Moors National Park, Helmsley. Tel: 01439 770657
North Yorkshire Council Tel: 01653 600666

Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Telephone: 01751 430034

The attractive village of Sproxton lies approx 2 miles to the south west of Helmsley, a village that appeals to all age ranges with a village hall and the Church of St. Chad. Helmsley is the closest hub for everyday amenities and is one of the most sought after towns in Ryedale with a weekly market on a Friday, an array of shops , good eateries, craft shops, boutiques and well stocked delicatessen. Places of interest include Duncombe Park Grounds, Helmsley Castle & Walled Garden and Helmsley Art Centre popular for its film programmes, theatre productions, art exhibitions and workshops.



Accommodation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(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
www.rounthwaitewoodhead.co.uk

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