

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



PARK HOUSE EASTHORPE, MALTON, YO17 6QX

A stunning six bedroom country residence on the edge of the Castle Howard Estate.

Hall	6 Bedrooms	Wonderful Gardens
Kitchen	(2 en-suites)	Garage/Outbuildings
Dining Room	House Bathroom	Parking
Drawing Room	Cellar	Stunning Views
Sitting Room	Oil central Heating	Tennis Court

PRICE GUIDE £1,350,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email: rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

Park House is a handsome country home within an elevated position and set in wonderful gardens extending to about an acre, in the enviable Howardian Hills.

This fine stone-built period property is at the edge of the Castle Howard Estate and offers stunning and far-reaching views over the Howardian Hills, in an Area of Outstanding Natural Beauty, a truly idyllic and unique position.

The accommodation of 4,077 square feet, is arranged over four floors including the cellars to provide superb living space. To the ground floor there are three impressive reception rooms and a store room leading off the main hallway. The drawing room has an open fireplace with built-in cupboards either side and has a wonderful dual aspect through the original sash windows overlooking the gardens and spectacular views of the surrounding Howardian Hills. The dining room also enjoys superb country views. The sitting room has a delightful bay window with built in seating, sash windows with shutters, an open fireplace with built-in shelving and cupboards either side.

Off the rear hallway there is a spacious kitchen breakfast room with pantry, a useful utility room and separate cloakroom which are situated close to the door through to the courtyard, from here steps leading down to the two vaulted cellars.

The first floor is accessed via an elegant staircase leading to four bedrooms. Of particular note is the principal bedroom suite offering dual aspect with stunning views over the Howardian Hills, a generous en suite bathroom and a walk-in wardrobe. There is a good-sized family bathroom and the guest bedroom boasts an en suite shower. To the second floor there are a further two large bedrooms with bedroom five offering wonderful views towards the North York Moors.

There is a small range of outbuildings opening on to the walled courtyard, which could have potential to convert to additional accommodation, subject to the necessary consents.

General Information

The beautiful garden has an abundance of mature beds, shrubs and trees. There is a separate vegetable garden and a tennis court.

The house is accessed via a shared private road leading to a gravelled driveway with ample parking and a garage.

- Easthorpe is surrounded by beautiful countryside within the Howardian Hills, an Area of Outstanding Natural Beauty and only 11 miles from the North York Moors National Park. There are delightful country walks from the house offering stunning views across Ryedale to the Moors and trails that lead through parts of the Castle Howard Estate.

- The market town of Malton (about three and a half miles) is now the artisan food capital of North Yorkshire with its award-winning monthly food and farmers markets, as well as a weekly market, and annual Food Lovers' Festival backed by excellent local shops.

- There are supermarkets, two breweries, restaurants, the Talbot Hotel, cookery school, tearooms, a cinema, theatre and Castle Gardens five acres of park.

- Malton and Norton golf club boasts 27 holes and situated about a mile outside Malton. In addition there is Malton Secondary School (Ofsted Good 2015) located on Middlecave Road.

- Ampleforth College is about 12 miles away.

- There is a station at Malton with quick and regular trains to York, with connections to London Kings Cross on the fast East Coast mainline. The Transpennine trains from Malton originate in Scarborough and, after York, go on to Leeds, Manchester and Liverpool. York is the nearest city, about 18 miles along the A64 which leads on to the A1(M).

- The renowned stately home Castle Howard with its farm shop and fabulous gardens is about two and a half miles away.

- Please note all distances and travel times are approximate.

- Photography from June 2022.

ADDITIONAL INFORMATION:

Services: Mains Water and Electricity. Drainage to septic tank. Oil Fired central Heating.

Local authority: Ryedale District Council 01653 600666, www.ryedale.gov.uk

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

Viewing: Strictly by appointment with the Agents
Rounthwaite & Woodhead
53 Market Place, Malton. Tel: 01653 600747
Note: We are acting as joint agents with Savills.

Council Tax: We are informed that the property lies in band G.

EPC Rating = G

Accommodation



Total area: approx. 378.8 sq. metres (4077.2 sq. feet)
Park House, Easthorpe



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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