

ROUNTHWAITE & WOODHEAD

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NORCLIFFE HOUSE LANGTON, MALTON, YO17 9QP

Charming Grade II Listed period house located in one of Yorkshire's finest villages.

GUIDE PRICE £585,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
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Description

NORCLIFFE HOUSE

Dating from the mid-18th Century and currently forming part of the Langton Estate, the sale of Norcliffe House provides a rare opportunity to acquire a period property within a highly sought-after village. Historically, the village public house (the 'Norcliffe Arms') and occupying a commanding corner position on the Main Street, this is the first time the property has been offered for sale in over 200 years.

Norcliffe House is an imposing, Grade II listed property constructed of limestone under a pantile roof, with stone copings, decorative gables and Yorkshire sliding sash windows. The property has been extensively renovated by the current owners including re-roofing, re-pointing and works to the windows and services. It now offers an ideal opportunity for a new owner to create a stunning family home by combining period features with a contemporary upgrade of the internal finishes and fittings. A delightful garden adjoins the north elevation enclosed by the estate wall with specimen trees, lawn, raised beds and a patio area from which to enjoy the morning and evening sun. To the south elevation is an off-street parking area behind the prominent gate piers leading to Langton Hall.

LANGTON VILLAGE

Originally constructed as a 'model village' in the early 19th Century, Langton is located within a picturesque valley surrounded by some of the finest countryside in Ryedale and retains the historic charm of an estate village. Arranged around a lovely central green, the village is designated as a conservation area and benefits from a well-supported primary school, rated as 'Good' by Ofsted and access to an abundance of walking and cycling routes in beautiful countryside.

THE LOCAL AREA

Langton is conveniently located 4 miles south of Malton a vibrant, quintessential market town, with a rich horse-racing heritage centred around the public gallops located on the Langton Estate.

General Information

FIXTURES AND FITTINGS

All items included in the sale are referred to in these particulars. Ownership of the stone wall, gate piers and stone greyhounds adjoining the parking area are to be retained by the Langton Estate.

SERVICES

The Mains electricity and water, with heating from an oil-fired system. Drainage is to a shared system. Further details on request.

TENURE

Norcliffe House is for sale freehold with vacant possession on completion.

RESTRICTIVE COVENANTS

To preserve the aesthetic integrity of Langton village, Norcliffe House is to be sold subject to a covenant restricting any changes to the exterior of the property and prohibiting a change of use, without the written consent of the vendor. No structures, caravans or mobile homes are to be sited on the parking area and it is to be used for car parking only.

MAINTENANCE CONTRIBUTION

The purchaser(s) will be required to contribute towards the maintenance, repair and renewal of the shared roadway shaded blue on the plan.

BOUNDARIES

The property boundaries are outlined and shaded red on the plan. A measured plan showing detailed boundaries for the parking area is available on request.

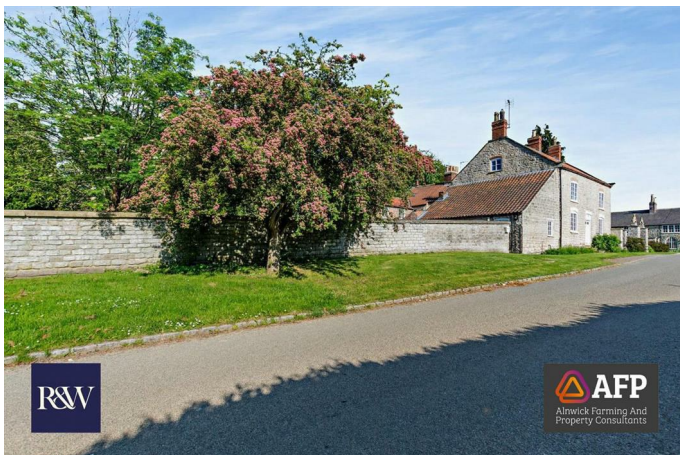
OUTGOINGS

Council Tax Band E

LOCAL AUTHORITY

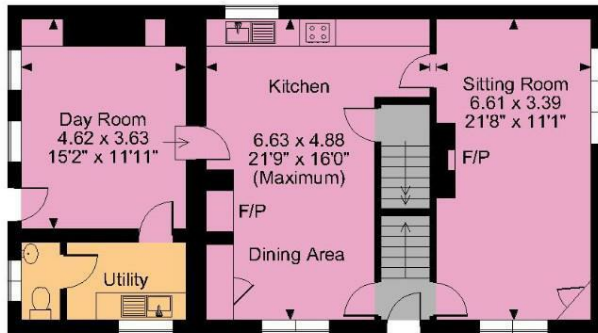
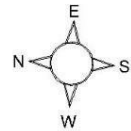
North Yorkshire Council T:

LOCATION

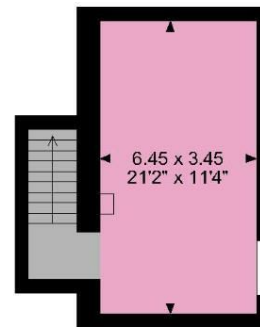


Accommodation

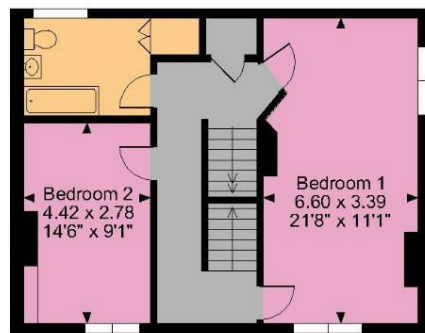
Norcliffe House, Malton Approximate Gross Internal Area 2112 Sq Ft/196 Sq M



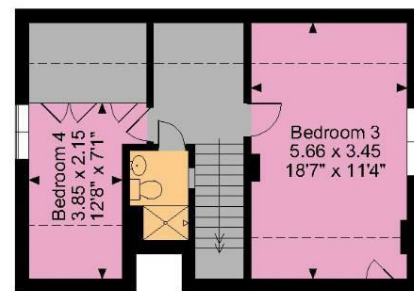
Ground Floor



Basement



First Floor



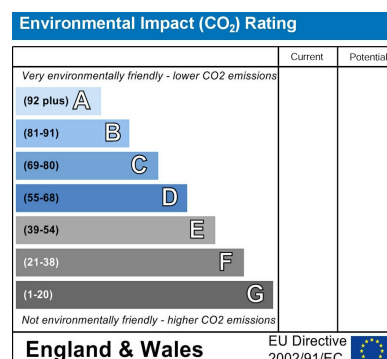
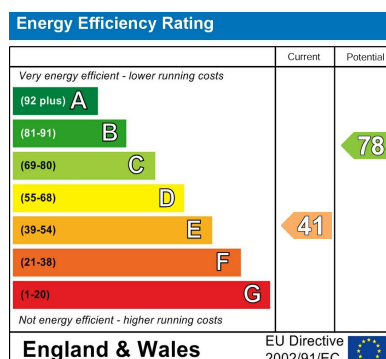
Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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

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