

Rounthwaite **R&W** Woodhead

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



CORNER HOUSE, MAIN STREET, HOVINGHAM, YORK, YO62 4LF

A superbly restored Double Fronted Village House with many period features

Kitchen

Dining Room

Annex Area

Utility Room

4 Bedrooms

Garden

Sitting Room

Bathroom

Garage

PRICE GUIDE £650,000

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

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Corner House is situated in the desirable and picturesque village of Hovingham some 8 miles northwest of Malton. Built traditionally of stone and pantile the property is Grade II listed and has been recently restored with great skill, taste and sensitivity. Extensive insulation works have been undertaken together with rewiring a new heating system and the installation of high quality fittings. These include a Burlington designer bathroom, an antique delft tiled dining room fireplace with impressive stone surround and marble worktops to the kitchen and porch. There are 2 attractive reception rooms with a wood burning stove to the sitting room and a lovely well equipped kitchen. The first floor has 2 bedrooms with a further 2 to the second floor. The annex area offers scope for additional improvement work with permission to provide an en suite bathroom for the master bedroom. Outside there is an attractive enclosed garden recently landscaped and a stone and pantile garage.

Hovingham lies on the B1257 Malton to Helmsley road, some eight miles from each of these market towns. The village has useful local facilities and amenities including a good village shop, a primary school, a public house, hotel, coffee shop, hairdresser and a very highly regarded bakery. There is a GP surgery in the village, daily buses to Malton and Helmsley and occasional Farmers Markets. Malton to the south east offers many more facilities including varied and interesting shops. The railway provides links to the intercity service at York. Hovingham lies within the Howardian Hills Area of Outstanding Natural Beauty and is surrounded by lovely countryside and well placed for many recreational pursuits.

General Information

Services: Mains water and electricity. Electric heating. Connection to mains drainage. .

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 YO17 7LX. Tel: 01653 600747.

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



Accommodation

Ground Floor

Approx. 86.4 sq. metres (921.2 sq. feet)



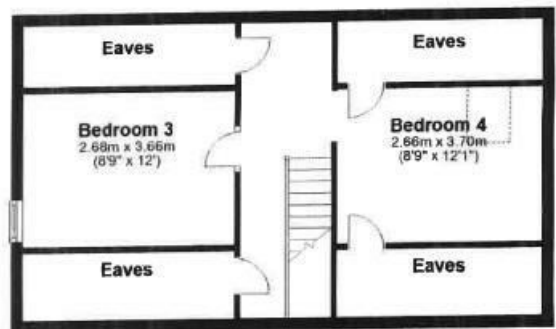
First Floor

Approx. 82.4 sq. metres (871.9 sq. feet)



Second Floor

Approx. 45.9 sq. metres (494.6 sq. feet)



Total area: approx. 196.7 sq. metres (2117.7 sq. feet)
Corner House, Hovingham

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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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