

# Rounthwaite **R&W** Woodhead

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

## THE OLD VICARAGE LANGTON ROAD, NORTON, MALTON, YO17 9AE



- Impressive former vicarage
- Fabulous, mature plot
- Three reception rooms and breakfast kitchen
- Seven well proportioned bedrooms
- Popular, convenient location
- Outbuildings, garage and driveway parking

**GUIDE PRICE £950,000**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk)

[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)



## Description

This imposing former vicarage occupies a wonderful position on Langton Road, set in a fabulously rare, large, mature plot. Conveniently positioned, within walking distance of Malton town centre, many local amenities, road and rail links while sitting on the edge of some of the area's most wonderful countryside.

Built in 1904 and boasting the room proportions, charm and character that is to be expected while offering true flexibility of accommodation. Totalling in excess of 4,700 sq ft, there are three large reception rooms to the ground floor in addition to the breakfast kitchen, all the practicalities a home of this size offers and access to a useful cellar.

To the first floor are four bedrooms, three bathrooms and a room formerly used as a kitchenette which could be re-instated as an additional bathroom if required. The floor above is home to three further, well-proportioned rooms which still boast a light and airy feel and again, offer scope for changes to suit the next owners' needs.

Externally, the well-stocked gardens offer a real sense of peace and privacy not ordinarily found in such a location. there are several brick-built stores with scope for a number of uses, a garage and ample driveway parking.

A wonderful home with huge further potential.

## General Information

Services: Mains water, electricity and drainage. Connection to mains gas.

Council Tax: TBC

Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



# Accommodation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		54
	36	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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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