

ROUNTHWAITE & WOODHEAD

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



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

An Attractive Double Fronted Village House

Kitchen

Pantry

En-Suite Shower Room

Dining Room

Cloakroom

House Bathroom

Sitting Room

Workshop

Study

Garden Room

4 Bedrooms

Garage & Parking

PRICE GUIDE £485,000

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

Corner House is situated in the desirable and picturesque village of Hovingham some 8 miles to the north-west of Malton. Built from traditional stone and pantile this Grade 2 Listed property retains original character including exposed ceiling beams, panel doors and window seats. The accommodation is arranged over 3 floors; to the ground floor a well equipped kitchen with breakfast bar and hatch to the dining room and cosy sitting room with an open fire. The rear hallway/utility links the garden room, workshop and walk in pantry with a study above. On the first floor there are two good sized bedrooms (master with en-suite) a house bathroom and two further bedrooms to the second floor.

Outside there is a single garage and mainly flagged garden area flanked by flower borders and a sheltered sitting area. From the front the view takes in the ford and the pretty Brookside cottages.

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. 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



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	20	
(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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