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Hillside Main Street

Wombleton, YO62 7RX

Price Guide £575,000

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Hillside is a beautifully presented and well proportioned, stone built 4 bedroom family home set in the idyllic village of Wombleton on the edge of the North Yorkshire Moors National Park and in the catchment area for Ryedale School. Set on a substantial plot Hillside benefits from extensive, mature gardens, a large west facing lawn and landscaped outdoor living space together with access onto the back lane. This lovely property offers plenty of downstairs space with a large traditional breakfast kitchen featuring stone flagged floor and exposed beams. There are three reception rooms including a 30ft lounge diner and separate snug or office, also a downstairs shower room and separate utility room. To the first floor are four double bedrooms and a good size family bathroom, with the master bedroom having an ensuite shower room, walk-in wardrobe and extensive views over the garden and countryside beyond. Hillside is a very characterful property retaining a wealth of original features including open fireplaces, exposed beams, latch style doors and wood burning stoves. It offers everything expected of a large family home with the added convenience of mains gas and environmental benefit of solar panels. Outside is a large tarmac drive with parking for 4 vehicles, a detached double garage with an integral office offering home working separate to the house. Hillside is a fine example of a beautiful village house ideally located near to the market towns of both Helmsley and Kirkbymoorside and within easy reach of the city of York and east coast towns of Scarborough and Whitby.

- A stunning detached cottage with plenty of character!
- Set on a substantial sized plot
- Detached double garage, workshop and plenty of parking
- Open aspect to the rear
- Three reception rooms
- Country style breakfast kitchen with exposed stone wall, ceiling beams and wood burning stove
- Ground floor shower room and utility room
- Four good size beedrooms
- A beautiful village location

Entrance Hall

Door to the front aspect, stairs to the first floor, radiator and understairs cupboard.

Sitting Room

19'0 x 11'7 (5.79m x 3.53m)

Double glazed front aspect window, wood burning stove, radiator and feature beams to the ceiling. Open to:

Dining Room

11'2 x 9'9 (3.40m x 2.97m)

Double glazed rear aspect window, radiator.

Kitchen/Breakfast Room

18'1 x 11'9 +recess (5.51m x 3.58m +recess)

Double glazed rear aspect window, range of wall and base units, Belfast style sink, integrated dishwasher, gas 'Range' cooker, flagged flooring, part tiled walls, radiator, wood burning stove and expossed beams to the ceiling. Door to the rear.

Ground Floor Shower Room

5'9 x 8'9 (1.75m x 2.67m)

Corner shower unit, pedestal wash basin, low flush WC, flagged flooring and extractor fan.

Utility Room

8'3 x 6'4 (2.51m x 1.93m)

Side aspect window, 1 1/2 bowl sink unit, plumbing for a washing machine, part tiled walls, wooden serving hatch and beams to the ceiling.

Snug/ Reception Room

12'6 x 12'4 (3.81m x 3.76m)

Double glazed front aspect window, gas fire with back boiler, storage cupboard, radiator and beams to the ceiling.

Landing

Loft access. Storage cupboard.

Master Bedroom

11'8 x 11'4 +recess (3.56m x 3.45m +recess)

Double glazed rear aspect window, radiator.

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Walk-in-wardrobe
5'3 x 4'9 (1.60m x 1.45m)
Double glazed side aspect window, radiator.

En-suite
6'5 x 5'7 (1.96m x 1.70m)
Double glazed side aspect window, shower cubicle, low flush WC, pedestal wash basin, shaver point, extractor fan, radiator and part tiled walls.

Bedroom Two
13'1 x 11'7 (3.99m x 3.53m)
Double glazed front aspect window, radiator and wood effect flooring.

Bedroom Three
12'7 x 12'6 (3.84m x 3.81m)
Double glazed front aspect window, feature fireplace and radiator.

Bedroom Four
12'7 x 6'5 (3.84m x 1.96m)
Double glazed side aspect window, radiator and wood effect flooring.

House Bathroom
11'8 x 5'5 (3.56m x 1.65m)
Double glazed rear aspect window, panel bath with shower over, low flush WC, vanity wash basin, part tiled walls, radiator and airing cupboard.

Rear Porch
6'9 x 4'7 (2.06m x 1.40m)
Side access door and window.

Double Garage
16'5 x 23'7 (5.00m x 7.19m)
Loft space.

Office
16'5 x 5'7 (5.00m x 1.70m)

Exterior
The cottage is set back from the road with various plants and shrubs to the front garden with pathway leading to the front door. There is a side drive with gates leading to the rear of the cottage where there is a large gravelled parking area for several vehicles/ camper van. This also leads to the detached double garage with workshop/office. There is an extensive lawned garden with hedging to the boundaries and various mature plants and shrubs. A stunning space with lots of potential, with a lovely open aspect.

Council Tax Band C

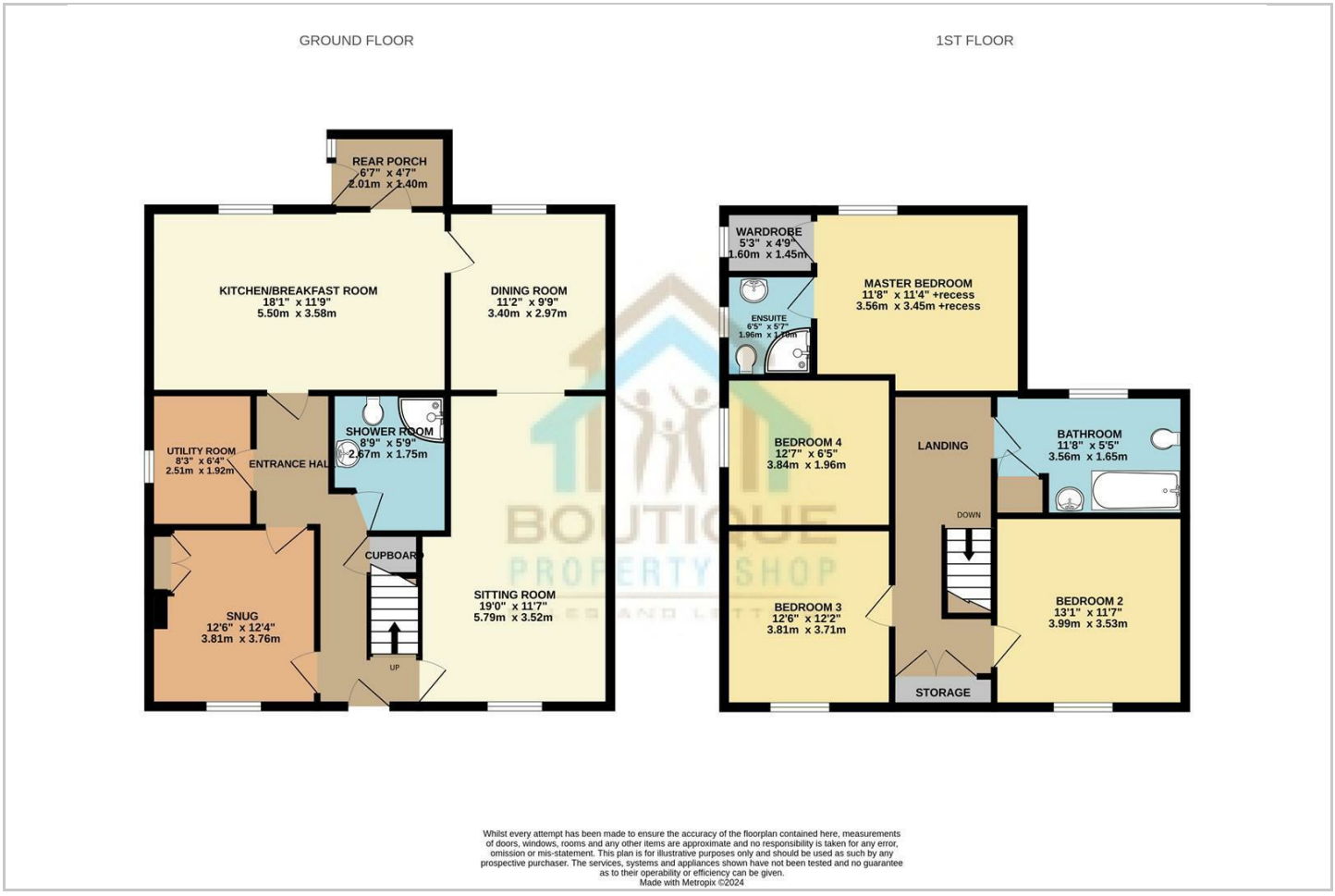
Services
Mains connected gas, electric, water and drainage. Solar panels (all paid for).

Road Map

Hybrid Map

Terrain Map

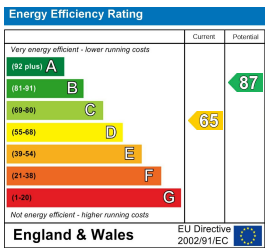
Floor Plan

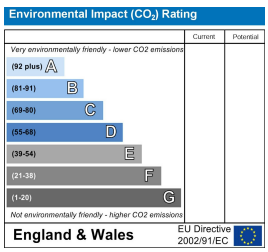


Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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