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New Buckland Flatts Lane

Wombleton, YO62 7RU

Price Guide £475,000

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This beautifully appointed, detached property is located on the edge of the highly sought after village of Wombleton, just a few miles from the popular market towns of Helmsley and Kirkbymoorside. The property offers some stunning uninterrupted views over open countryside reaching out towards the village of Edstone and beyond. The property benefits from being within catchement for Ryedale school and Nawton Primary with regular bus routes from Flatt's Lane. (A quiet location with easy vehicle access, a none commuter through road but providing access for residents) The village of Wombleton is fortunate to have the well-known Plough Inn which serves excellent local beers and cooked foods. There is also a well maintained playing field for locals to enjoy with a village hall, offering lots of events througout the year. A fantastic place to live and an immaculate home which was first occupied in 1996 and of stone design, built using reclaimed limestone rubble and with a natural clay interlocking pantile roof.

- Detached stone built family home in a highly sought after village
- Ground floor master bedroom with en-suite
- Regular bus routes from the village
- Located on the edge of the village of Wombleton with stunning views
- Catchement area for Ryedale school
- Beautiful gardens with a car port and large detached garage/workshop
- Four/five bedrooms with plenty of living space
- Close to the market towns of Kirkbymoorside and Helmsley
- A one off property that offers so many possibilities

Entrance Hall

Through entrance hall and reception room with stairs rising to first floor, two radiators one with column style radiator cover.

Wet Room

6'1" x 7'3" (1.85m x 2.21m)

With wall hung auto flush toilet and hand basin, electric shower, heated mirror to storage cupboard and LED shaver lighting. Dual fuel towel rail, north facing double glazed window.

Utility Room

6'7 x 8' (2.01m' x 2.44m)

With a range of fitted units, high level storage and deep pantry shelving. Fitted water softener, gas central heating boiler, electric distribution board. North facing double glazed window.

Kitchen

13'4" x 12" (4.06m x 3.66m)

With plenty of natural light, fitted island unit with stainless steel sink, fitted wall and base units. Electric cooker with gas cooker point if required. Central heating radiator. Two north facing and one east facing double glazed windows.

Dining Room

14'8" x 10'5" (4.47m x 3.18m)

With stunning views of the rural setting, open flue fire, radiator with column style radiator cover, double doors leading to the reception hall and an east facing double glazed window.

Sitting Room

20'6" x 15'8" (6.25m x 4.78m)

Open flue fire box by (flamewave Cleanline) set into a fully tiled chimney piece. Double glazed triple aspect windows and double glazed timber patio door facing the north access, leading out to the patio area. Three radiators with column style radiator covers.

Ground Floor / Master Bedroom

13'9" x 12'5" (4.19m x 3.78m)

(double) Built in sliding wardrobes with automatic lighting, one south facing and one west facing double glazed window and radiator with column style radiator cover.

En-Suite

7'4 x 6'7 (2.24m x 2.01m)

Fully tiled (vintage style) bathroom with electric shower over bath, WC and hand wash basin. Radiator and an electric heated towel rail with north facing double glazed window.

Bedroom Two

12'10 x 12' (3.91m x 3.66m)

(double) Built-in wardrobes, access to under eaves storage, built in dressing table, period fire surround (decorative only) with built in side cupboard and a south facing and east facing double glazed window, one Velux rooflight. Radiator with column style radiator cover.

Bedroom Three

15'8" x 12'8" (4.78m x 3.86m)

(Twin-room) With built- in wardrobe, access to under eaves storage, built in dressing table, built in headboards for single beds, North facing and east facing double glazed windows and radiator with column style radiator cover.

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House Bathroom
10'4" x 7'3 (3.15m x 2.21m)
Full height tiled with feature whirlpool corner bath, wall hung hand wash basin, low flush WC, east facing double glazed window and radiator. Built in storage cupboard, and access to under eaves storage.

First Floor Landing
6'2 x 6'10 (1.88m x 2.08m)
With two Velux windows, radiator with column style radiator cover. Loft access. Tea station 2.2m X 1.9m - Built in base units with sink and electric hob, built in storage cupboard with microwave position, small under counter fridge freezer, Velux window which is south facing.

Airing cupboard 1.9m X 0.980m with recent new hot water storage unit and built in shelving.

Bedroom Four/Living Room
13'8" x 11'2 (4.17m x 3.40m)
With pebble effect electric convector heater, access to under eaves storage, recessed glass shelving/ access to service void, two south facing Velux windows, and radiator with column style radiator cover.
Doors to;

Study/ Bedroom Five
12'8" x 11'10" (3.86m x 3.61m)
Super insulated workspace with feature flooring, multiple socket outlets, mood and full lighting facility. South facing double glazed dormer window, west facing double glazed window and radiator.

External
Off street parking for multiple cars, modern drive-through car port (port cochere) with curtesy and sensor lighting, power and facility for EV charger point.

Lean-to 1/2-ton capacity masonry constructed coal bunker.

Detached timber summer house with pantile roof and power point facility.

Large patio area with timber pergola over

Manageable gardens with mature borders and traditional hawthorn hedging to the north roadside elevation.

Good decorative condition throughout, well maintained rainwater goods and masonry.

Large Garage
15'10" x 18'3" (4.83m x 5.56m)
Traditional oak fronted garage / workshop equipped with hot and cold running water to bucket sink, two heating radiators connected to the house central heating system, full electrics.

Masonry and timber constructed potting shed with pantile roof, attached to a traditional timber constructed greenhouse equipped with heating lighting and power.

Wombleton
Close to the Market towns of Helmsley and Kirkbymoorside both about 3 miles away for shops and facilities and local attractions.

Public transport bus service passes along Flatts lane providing easy access to Helmsley, Kirkbymoorside, Scarborough and surrounding villages with links to further afield.

Services
Connected to mains gas, electric, water and foul drainage and surface water to soakaways.

Road Map

Hybrid Map

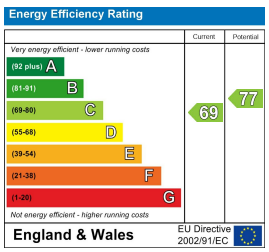
Terrain Map

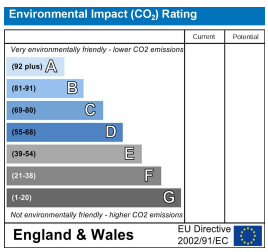
Floor Plan

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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