

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	93
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86
(81-91) B	
(69-80) C	67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

Petrefield, Station Road, Sherburn, North Yorkshire, YO17 8PS Offers over £750,000

Petrefield is a country property with almost 7.9 acres of land with a smallholding license. With one acre of gardens and the rest grazing over five fields. The original two bedroom period property on the site is there for future development/rebuild or renovation subject to the necessary planning consents. Located in a very private setting approached via a long drive set back off Station Road with only one near neighbour.

The property is a spacious detached bungalow with a bright and modern feel. The newly renovated kitchen features a central navy island, white and navy cabinetry, light stone-effect worktops, and double stacked ovens. It is open plan to the lounge, which enjoys far-reaching views, a brick fireplace with log burner, and French doors leading to the patio.

The flooring throughout the kitchen and lounge is a light wood-effect in a brickbond pattern, adding a stylish touch.

A separate dining room offers another log burner, French doors, and is fully carpeted. Off the kitchen is a generous utility room with garden access, cloakroom, and space to function as a boot room.

There are four bedrooms, including a main bedroom with an ensuite (bath with overhead shower) and garden views. A family bathroom off the main hall includes a separate bath and shower, grey tiling, and built-in storage.

Sherburn is a well served village with shops, post office, primary school, with pre-school facility, beauty salon, & hairdresser, doctor's surgery, public house, church, chapel sports field & club house. With a school bus service for the secondary schools and easy access to the A64, Malton is approximately 12 miles west, Scarborough is 10 miles east and York is 30 miles south-west.

EPC RATING C



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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ENTRANCE HALL

KITCHEN/DINING ROOM

13'11" x 15'11" (4.26 x 4.87)

UTILITY ROOM

9'11" x 16'0" (3.04 x 4.89)

GUEST CLOAKROOM

LIVING ROOM

15'9" x 16'5" (4.81 x 5.02)

DINING ROOM

16'5" x 15'8" (5.02 x 4.79)

HOUSE BATHROOM

BEDROOM ONE

11'10" x 14'11" (3.62 x 4.56)

EN-SUITE

BEDROOM TWO

14'2" x 13'0" (4.32 x 3.98)

BEDROOM THREE

9'8" x 14'11" (2.97 x 4.57)

BEDROOM FOUR

9'6" x 11'2" (2.90 x 3.42)

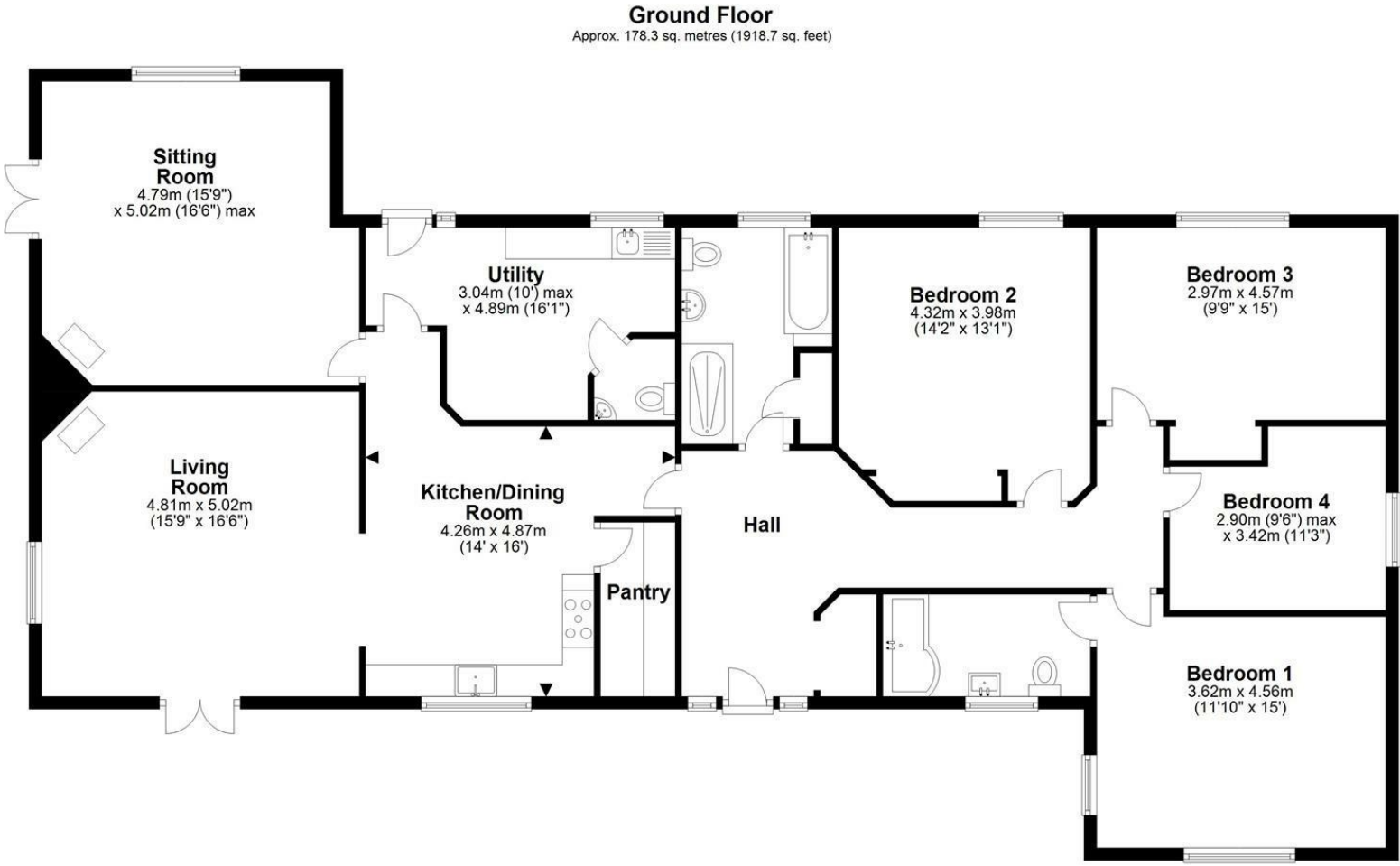
GROUNDS

7.9 acres of which one acre of which has been laid to garden whilst the rest are grazing paddocks. Greenhouses, sheds, outbuildings, orchard with apple and pear trees. Oil boiler located to rear of utility room, outside taps, outside lighting, oil tank, septic tank.

SERVICES

Oil fired central heating, bore hole water filter system, septic tank.

EPC RATING C



Ground Floor
Approx. 178.3 sq. metres (1918.7 sq. feet)

Total area: approx. 178.3 sq. metres (1918.7 sq. feet)
Petrefields, Sherburn