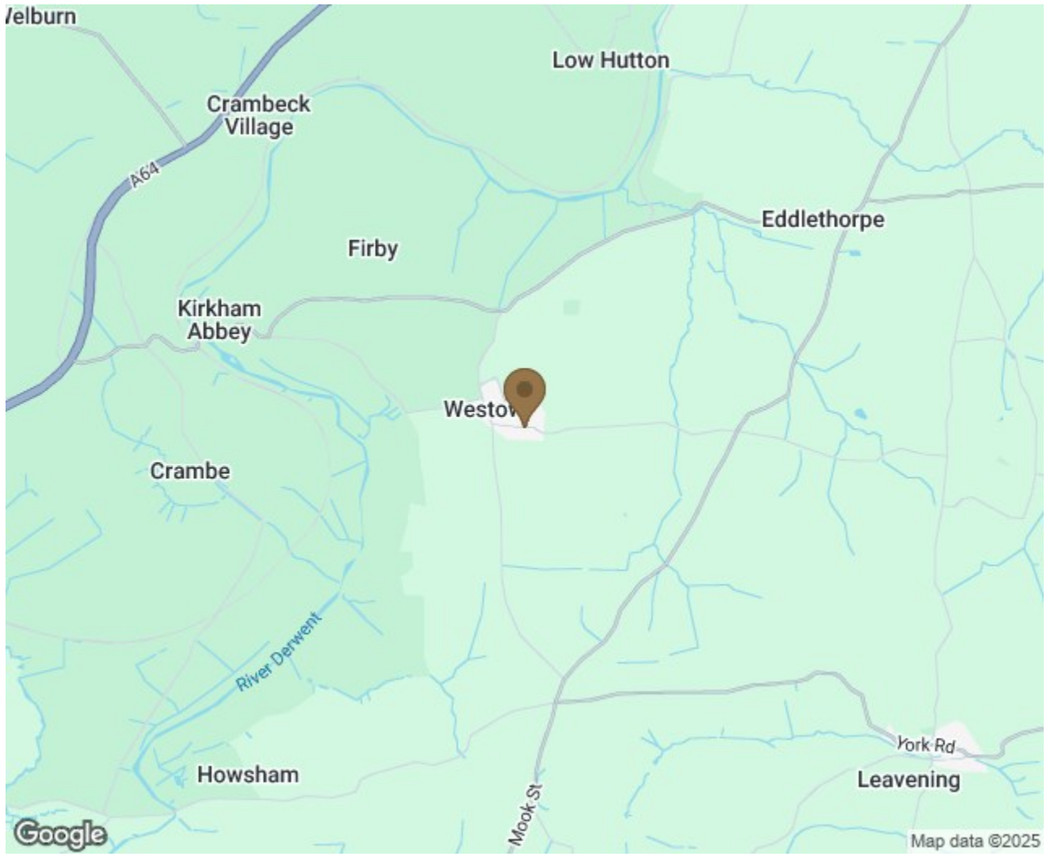


## Viewing Arrangements

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

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

01653 916 600 | enquiries@willowgreenestateagents.co.uk
6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

WILLOWGREEN
ESTATE AGENTS

# Manor Farm, Main Street, Westow, York, North Yorkshire, YO60 7NE
# Guide price £695,000

Manor Farm is a beautiful five bedroom grade II listed family home located in the highly regarded village location of Westow.

Originally built circa 1800's, this period property is made out of Mellow Stone under a pan tiled roof and is laid out over three floors. The versatile accommodation offers contemporary living with spacious rooms, high ceilings, exposed beams and bags of character.

The property would make an ideal family home measuring over three thousand square feet of living space and enjoys a large garden area with a double length stone built garage. This immaculately presented home in brief comprises; entrance hall, guest cloakroom, siting room, dining room, breakfast/kitchen, utility room and rear porch. First floor landing leads to master bedroom, jack and jill bathroom, separate cloakroom, three further double bedrooms, one with an en-suite. The second floor has a further double bedroom with en-suite and another bedroom/office.

Westow lies 5.7 miles from Malton, and 14.4 miles from York. It is also within a short distance of popular local walking spots including Howsham Mill and Kirkham Abbey, with many footpath routes radiating out from Westow itself. It holds a great community with regular plant sales, the cricket club and a couple of well known, popular pubs, serving fresh, traditional food and drink.

EPC Rating E

**ENTRANCE HALLWAY**

**GUEST CLOAKROOM**
Window to rear aspect, White suite with low flush W/C, wash hand basin, laminate floor.

**SITTING ROOM**
13'10" x 23'9" (4.23 x 7.26)
Window to front and side aspect and French doors opening onto the rear garden. Central open grate fireplace with slate tiled hearth and tiled surround, power points, TV point, radiator.

**DINING ROOM**
13'1" x 13'6" (4.00 x 4.14)
Window to front aspect, oak style laminate floor, inset spotlights to the ceiling, power points, radiator.

**BREAKFAST/KITCHEN**
16'2".15'10" (4.93.4.84)
Window to rear aspect, modern range of wall and base units with quartz work tops, sink with mixer taps, plumbing for a dishwasher, integral electric double oven, microwave with plate warming tray, induction hob with extractor fan, integrated, full height fridge/freezer, wooden beams painted white, engineered wooden flooring, underfloor heating, power points, radiator.

**REAR PORCH/UTILITY**
19'2" x 9'1" (5.86 x 2.77)
Window to rear aspect, used as a utility room with power points and plumbing for a washing machine and space for tumble dryer.

**FIRST FLOOR LANDING**

**MASTER BEDROOM**
14'0" x 10'4" (4.27 x 3.15)
Window to rear aspect, high ceilings, fitted wardrobes, vertical radiator, power points.

**BATHROOM**
The Jack & Jill style bathroom has lockable doors from the main bedroom and also the landing area. With a white three piece suite comprise; bath, walk in shower, wash hand basin, low level W/C, fully tiled walls and floor, heated towel rail.

**BEDROOM TWO**
13'3" x 13'10" (4.06 x 4.22)
Window to front aspect, high ceilings, fitted wardrobes, power points, radiator.

**BEDROOM THREE**
14'0" x 8'11" (4.29 x 2.73)
Window to side and rear aspect, high ceilings, fitted wardrobes, wash hand basin, power points, radiator.

**BEDROOM FIVE**
17'7" x 15'2" (5.38 x 4.63)
Window to side aspect, high ceilings, fitted wardrobes, power points, radiator.

**EN-SUITE**
White three piece suite comprise; Shower cubicle, low level W/C, wash hand basin and vinyl flooring.

**SECOND FLOOR LANDING**

**BEDROOM FOUR**
17'0" x 14'1" (5.20 x 4.31)
Double bedroom in the loft space has vaulted ceiling, storage into the eaves and a window to the side elevation, door leading to;

**EN-SUITE**
White three piece suite comprise; Shower cubicle, low level W/C, wash hand basin and vinyl flooring.

**OFFICE**
Window to side a aspect with storage in the eaves, power points, radiator.

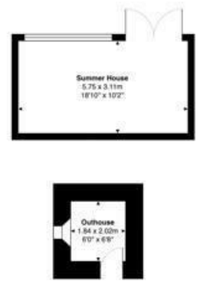
**OUTSIDE**
Turning off the road onto the driveway leads through past the house to a large parking area to the rear in turn leading to a stone built garage. The rear garden is set to lawn which continues round the side and to the front garden which is surrounded by a mixture of mature hedges and fence to the perimeter. A wooden summer house sits in the corner of the garden, positioned to catch the sun.

**GARAGE**

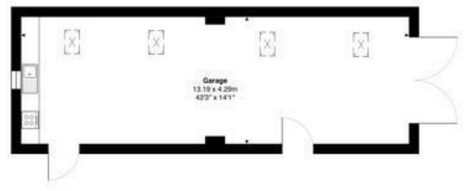
**SERVICES**
Boiler and radiators, oil

**ADDITINAL NOTES**
Notes from vendor regarding access:
There is no general right of access to the yard through our property. There is a provision in the transfer document giving a right of access specifically for maintenance of the adjoining buildings, and another to facilitate the development of those buildings which lapses once the development is complete. Neither of those rights have been exercised during our ownership.

# Manor Farm, Main Street, Westow, YO60 7NE



## Gross Internal Areas:

Main House: 287.2m² ... 3,091ft² (excl. Eaves Storage)
Outbuildings: 78.2m² ... 843ft²
Total: 365.4m² ... 4,359ft² (incl. Eaves Storage)

All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk