



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		77
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

  

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		72
(69-80) C	55	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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



**Stonewell, Main Street, Amotherby, Malton,  
North Yorkshire, YO17 6UN**

**Guide price £550,000**

Stonewell is an impressive three bedroom home that has been tastefully renovated in recent years by the current owner to an extremely high standard. With immaculate landscaped gardens, driveway parking and garage to rear, this home is exquisitely presented inside and out.

Having undergone extensive works including; new heating system, cast iron radiators, tumble limestone flooring, new kitchen and bathrooms and full rewire this home in brief comprises; entrance, reception hall, guest cloakroom, sitting room with log burner, open plan kitchen/dining room with bi-fold doors onto rear garden. To the first floor there are three bedrooms with en-suite to master and stylish house bathroom.

Eternally, there is rear access via Cherry Tree Walk to garage. The gardens are immaculate with patio area for entertaining, mainly laid to lawn garden with herbaceous borders, vegetable raised beds, garage and driveway parking to rear. There is also driveway parking to the front of the property.

Amotherby is a popular village located along the B1257 between Malton and Hovingham and benefits from a primary school, church and a pub/restaurant. The market town of Malton is three miles to the east and offers a good range of local facilities, including shops, restaurants and a railway station with regular services to York and the East Coast. There is easy access to the A64 providing excellent links to York, Leeds and the A1(M). In addition to the village primary school.

EPC Rating D



## ENTRANCE

### GUEST CLOAKROOM

Window to front aspect, low flush WC, sink.

### ENTRANCE HALL

10'6" x 11'3" (3.22m x 3.45m)

Window to side aspect, tiled flooring, radiator and power points.

### KITCHEN

16'10" x 19'10" (5.14m x 6.06m)

Window to front and rear, kitchen island, range of wall and base units with integrated dishwasher, integrated fridge/freezer, cast iron radiator and power points.



### SITTING ROOM

20'4" x 12'0" (6.20m x 3.68m)

Window to front aspect, beamed ceiling, log burner, cast iron radiator and power points. Open to:



### DINING AREA

12'2" x 13'8" (3.71m x 4.17m)

Bi-fold doors to rear garden, power points.

### REAR PORCH/UTILITY

Window to rear aspect, space for washing machine, door to side aspect.



### FIRST FLOOR LANDING

Storage cupboard with power.

### BEDROOM ONE

11'1" x 19'9" (3.40m x 6.04m)

Windows to rear aspect, power points and radiator.



### EN-SUITE

Window to rear aspect, low flush WC, wall hung sink, shower and towel radiator.

### BEDROOM TWO

10'10" x 12'1" (3.32m x 3.69m)

Window to front aspect, power points and radiator.

### BEDROOM THREE

9'1" x 12'1" (2.78m x 3.70m)

Window to rear aspect, power points and radiator.



### HOUSE BATHROOM

Window to front aspect, wall hung sink, walk in shower, wall hung WC, radiator,

### OUTSIDE

The property lies flush to the pavement at the front. Off-street parking for 2 cars at the front with additional parking for 2 cars at the rear alongside a single garage at the rear of the property (accessed off Cherry Walk) with power and light connected. A private paved patio to the immediate rear of the property with steps to the large garden well planted with various flowerbeds and shrubs. Pathway to the rear drive and garage, oil storage tank and external oil-fired boiler.



### GARAGE

### PARKING

### SERVICES

Oil fired central heating, mains water and electricity.

### TENURE

Freehold

### COUNCIL TAX BAND D

### ADDITIONAL NOTES

Planning application for an office/gym to rear where vegetable plot is.

