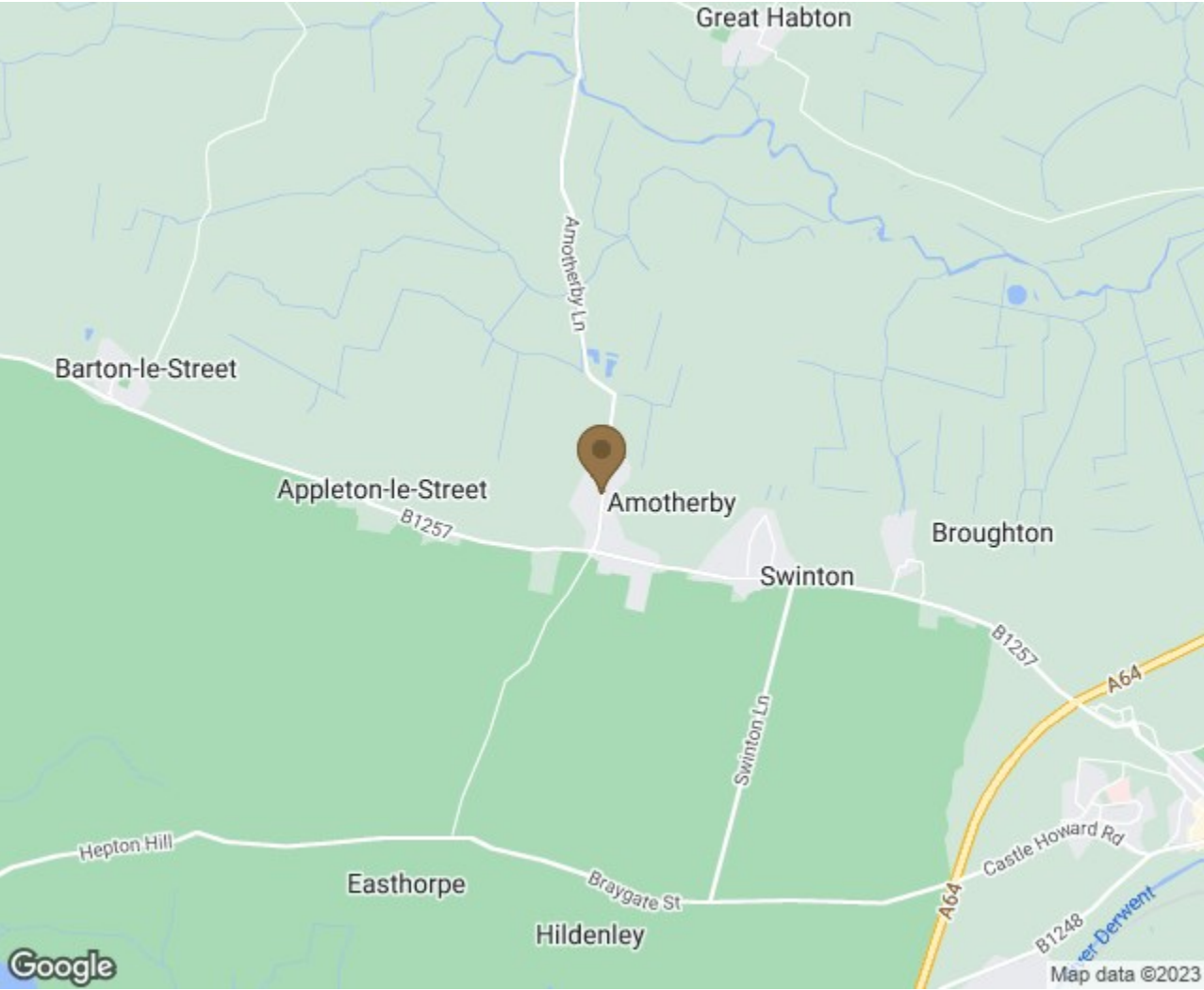




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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

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



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



Cornwell House, Main Street, Amotherby, North Yorkshire, YO17 6UN

Guide price £650,000

Cornwell House in Amotherby is a stone built village house built in 2001 to an extremely high standard by local builders, David Sturdy Builders. This wonderful family home offers elegantly proportioned accommodation with an abundance of detail. Offering huge versatility and scope with three reception rooms and conservatory on the ground floor, three bedrooms on the first floor with house bathroom and the master having adjoining dressing room and grand en-suite, two further double bedrooms on the upper floor. Central heating is oil fired and all windows are sash and double glazed.

The extensive garden was designed by a York based garden designer 20 years ago. A central path leads from the conservatory and stone terrace and up shallow steps to the upper garden. There is a grass walkway to the rose garden and a woodland area beyond. There you will find a sturdy oak gazebo and a further stone patio with uninterrupted views across neighbouring fields. Returning to the house there is a further path alongside the garage with stone troughs and alpine plants. The garden is well stocked with a variety of shrubs and herbaceous perennials. There is also a small vegetable garden with raised beds and a number of espalier fruit trees. There is also detached garage and driveway parking with ample parking for multiple vehicles.

The village of Amotherby has the benefit of an excellent Primary School only a short distance from the property. Other local facilities include a Cantonese restaurant, pub and village shop. The Market Town of Malton a short distance away provides a good range of shopping facilities and other amenities include the Railway Station with links to the Intercity service at York, together with bus services east and west. Close to the Castle Howard Estate, there are numerous recreational pursuits available in the area and lovely countryside with the Howardian Hills, the Moors, Wolds and East Coast all readily accessible.

EPC Rating D



ENTRANCE HALL
Front door leading into a spacious hallway, bespoke staircase leading to the first floor, tiled floor, power points, underfloor heating.

LOUNGE
23'1" x 12'0" (7.04 x 3.66)
Window to front and side aspects, polished wooden flooring, feature Georgian fireplace with wooden surround, TV point, power points, radiators. French double doors to Conservatory.

DINING ROOM
11'8" x 8'11" (3.56 x 2.72)
Window to front aspect, polished wooden flooring, medallion-styled ceiling, power points, radiator.

KITCHEN
18'4" x 9'8" (5.61 x 2.95)
Windows to both side and rear aspects, tiled flooring with underfloor heating. Range of base and wall units with black granite worktops, fitted electric double-oven, hob and dishwasher, extractor hood with tiled splashbacks, kitchen island with storage under. Dining area, downlight, power points. Matching bookcase and dresser with glazed and fitted display shelves with drawers and cupboards under.

UTILITY
Window to side aspect, hand wash basin, space for plumbing, underfloor heating.

GUEST CLOAKROOM
Window to side aspect, tiled floor, underfloor heating, low flush WC, hand wash basin.

SNUG
11'1" x 8'7" (3.38 x 2.64)
Windows to rear and side aspects, carpet fitted, power points, underfloor heating.

CONSERVATORY
16'2" x 11'6" (4.93 x 3.53)
Windows to rear and side aspects, French doors leading to outside terrace. French doors leading into lounge, underfloor heating.

FIRST FLOOR LANDING
Window to rear aspect, display shelves with cupboards under, radiator, power point, airing cupboard.

BATHROOM
Family bathroom with shower over bath, sink with vanity unit, low flush WC, carpet fitted, heated towel rail, radiator.

MASTER BEDROOM
16'0" x 11'1" (4.88 x 3.40)
Window to rear aspect, carpet fitted, separate dressing room with access to the en-suite, power points, radiators.

DRESSING ROOM
11'5" x 7'1" (3.48 x 2.18)
Window to side aspect, fitted wardrobes, radiators.

EN-SUITE
Window to side aspect, low flush WC, walk in shower, elegant sink unit incorporating mirror and glazed display shelves with drawers and cupboards under. Tiled floor, heated towel rail and underfloor heating.

STUDY/BEDROOM FIVE
11'8" x 8'2" (3.56 x 2.51)
Widow to front aspect, power points, radiator.

BEDROOM FOUR
14'0" x 12'0" (4.27 x 3.66)
Windows to front and side aspects, fitted wardrobe, carpet fitted, power points, radiator.

SECOND FLOOR LANDING
Window to rear aspect, access to substantial under-eaves storage, radiators, power points.

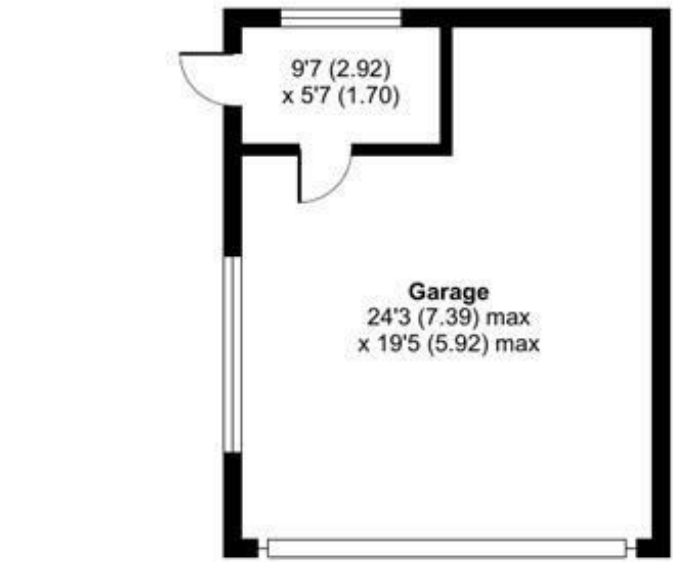
BEDROOM TWO
13'10" x 12'0" (4.24 x 3.68)
Velux window to rear aspect, power points, radiator, carpet fitted, power points, radiator. Access to under-eaves storage back and front

BEDROOM THREE
13'10" x 11'10" (4.24 x 3.61)
Velux window to rear aspect, fitted wardrobes and storage units and access to under-eaves storage back and front, radiator.

GARDEN
The extensive garden was designed by a York based garden designer 20 years ago. A central path leads from the conservatory and stone terrace and up shallow steps to the upper garden. There is a grass walkway to the rose garden and a woodland area beyond. There you will find a sturdy oak gazebo and a further stone patio with uninterrupted views across neighbouring fields. Returning to the house there is a further path alongside the garage with stone troughs and alpine plants. The garden is well stocked with a variety of shrubs and herbaceous perennials. There is also a small vegetable garden with raised beds and a number of espalier fruit trees. There is also detached garage and driveway parking with ample parking for multiple vehicles.

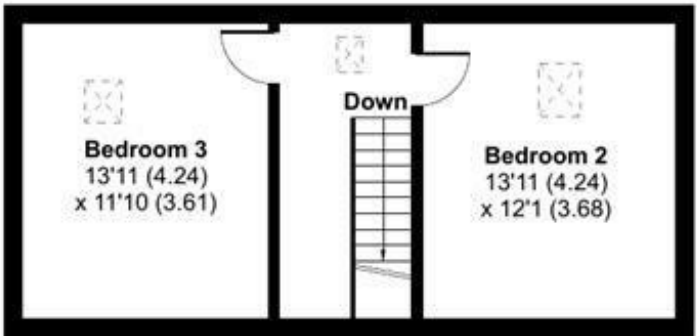
GARAGE
24'2" x 19'5" (7.39 x 5.92)
COUNCIL TAX BAND F

SERVICES
Mains drainage and electricity, oil-fired central heating.

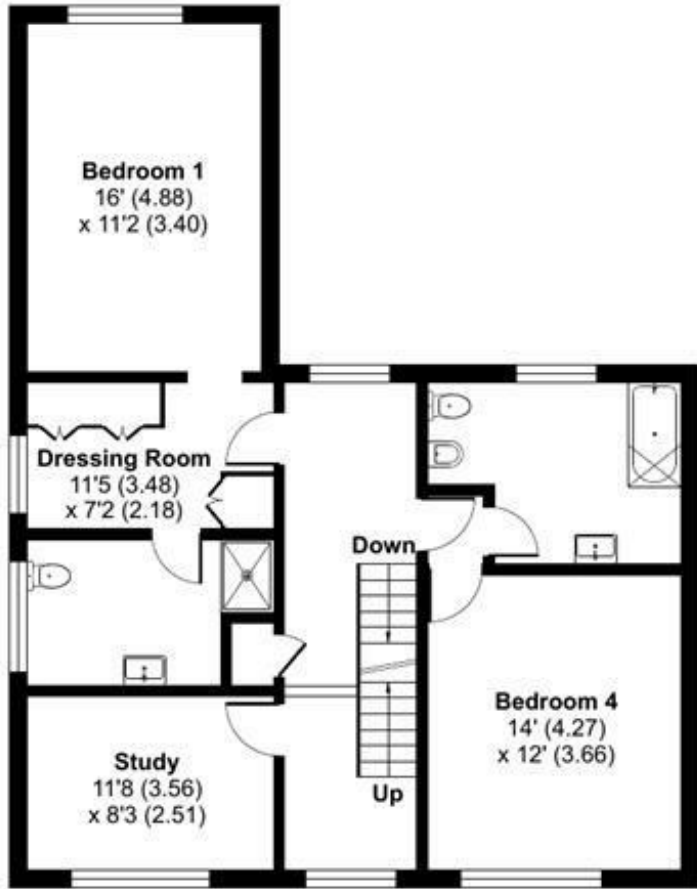


GROUND FLOOR

Amotherby, Malton, YO17
Approximate Area = 2911 sq ft / 270.4 sq m (includes garage)
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Willowgreen Estate Agents. REF: 998854

