



Cornwell House Main Street
Amotherby, North Yorkshire YO17 6UN
Guide price £750,000


WILLOWGREEN
ESTATE AGENTS

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		MASTER BEDROOM	16'0" x 11'1" (4.88 x 3.40)	GARAGE	24'2" x 19'5" (7.39 x 5.92)
Front door leading into a spacious hallway, bespoke staircase leading to the first floor, tiled floor, power points, underfloor heating.		Window to rear aspect, carpet fitted, separate dressing room with access to the en-suite, power points, radiators.		COUNCIL TAX BAND F	
LOUNGE		DRESSING ROOM	11'5" x 7'1" (3.48 x 2.18)	SERVICES	
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.		Window to side aspect, fitted wardrobes, radiators.		Mains drainage and electricity, oil-fired central heating.	
DINING ROOM		EN-SUITE			
11'8" x 8'11" (3.56 x 2.72)		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.			
Window to front aspect, polished wooden flooring, medallion-styled ceiling, power points, radiator.		STUDY/BEDROOM FIVE			
		11'8" x 8'2" (3.56 x 2.51)		Widow to front aspect, power points, radiator.	
KITCHEN		BEDROOM FOUR	14'0" x 12'0" (4.27 x 3.66)		
Windows to both side and rear aspects, tiled flooring with underfloor heating. Range of base and wall units, worktops, Quooker tap, fitted electric double-oven, Neff hob, dishwasher, extractor hood with tiled splashback, 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.		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.			
UTILITY		BEDROOM TWO	13'10" x 12'0" (4.24 x 3.68)		
Window to side aspect, hand wash basin, space for plumbing, underfloor heating.		Velux window to rear aspect, power points, radiator, carpet fitted, power points, radiator. Access to under-eaves storage back and front			
GUEST CLOAKROOM		BEDROOM THREE	13'10" x 11'10" (4.24 x 3.61)		
Window to side aspect, tiled floor, underfloor heating, low flush WC, hand wash basin.		Velux window to rear aspect, fitted wardrobes and storage units and access to under-eaves storage back and front, radiator.			
SNUG		GARDEN			
11'1" x 8'7" (3.38 x 2.64)		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.			
Windows to rear and side aspects, carpet fitted, power points, underfloor heating.		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.			
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.					



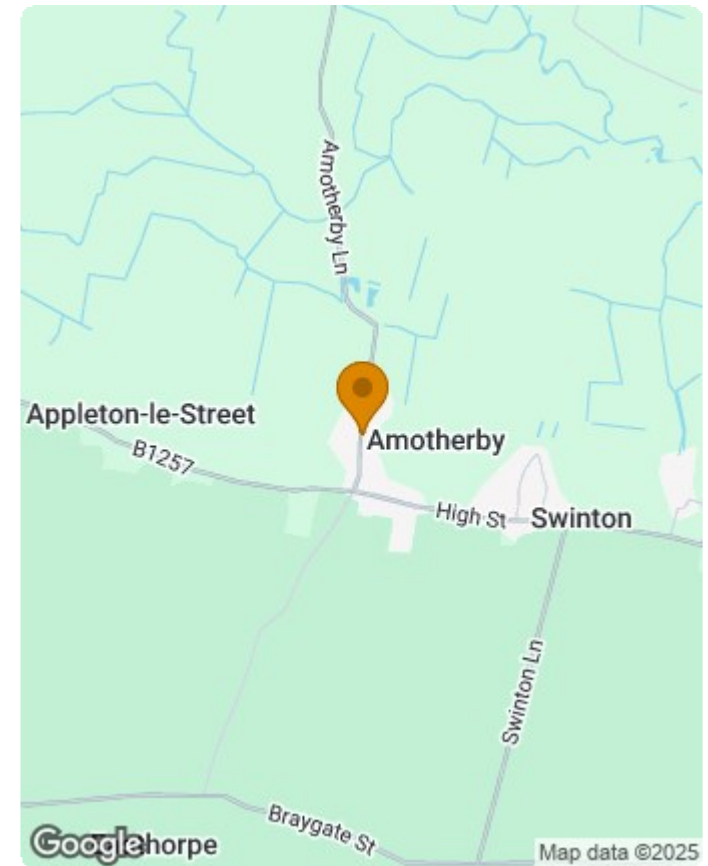


Amotherby, Malton, YO17

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



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 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	

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