

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	32	
(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		56
(69-80) C		
(55-68) D	51	
(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



## The Willows, The Willows, Hovingham, North Yorkshire, YO62 4LQ Offers in excess of £550,000

The Willows started life as part of the Hovingham Spa Station on the Thirsk to Malton line which opened in 1853. The station remained open until 1964 when it finally closed to all passengers, as a result of diminishing numbers and a drive to save money. The building, unused since the closure, was lovingly converted to a family home between 1977 and 1979 with the current family residing since the conversion was completed.

Whilst the original brick building is still in evidence, it has been extended and configured internally, forming the generous family house which stands today. The accommodation has been well-maintained with each of the living spaces being of generous proportions and blessed with plenty of natural light. The first floor boasts 5 good-sized bedrooms, with pleasant views of the gardens and surrounding countryside, and a large family bathroom with separate shower. The property stands on the northern edge of this picturesque and particularly well served village, accessed via a driveway to the front and side of the property leading to a substantial parking area, garage and further outbuildings. The gardens feature two mature weeping willows, which give the property its name, a lawned garden, rockery and flower border to the front and vegetable garden to the rear with a large greenhouse containing a mature grapevine.

\*\*\*PLEASE NOTE VIEWINGS STRICTLY BY APPOINTMENT ONLY\*\*\*



## ENTRANCE HALLWAY

Door to front aspect, stairs to first floor landing, radiator, power points.

## STORE CUPBOARD

Large under stairs store cupboard

## UTILITY ROOM

9'4" x 10'9" (2.87m x 3.29m)

Window to rear aspect, range of wall and base units, boiler, tiled flooring, power points, radiator, space for washing machine and space for free standing fridge freezer, Boiler (Serviced 20/10/2022)



## REAR HALLWAY

Door to rear aspect, radiator, coat & shoe storage, wood style flooring.

## GUEST CLOAKROOM

Window to side aspect, low flush WC, wash hand basin with pedestal, radiator.

## KITCHEN/DINING ROOM

12'6" x 19'10" (3.82m x 6.05m)

Windows to front and side aspect, range of wall and base units with roll top work surfaces, sink and drainer with mixer tap, semi integrated dishwasher, space for undercounter fridge, electric double oven, electric hob, integrated extractor hood, part tiled flooring, radiators, power points, telephone & TV points.



## SITTING ROOM

15'10" x 14'3" (4.83m x 4.36m)

Window to rear aspect, sliding doors to front aspect, wood style flooring, coving, open fire with stone surround (stone kept from the platform from the old station), power points, TV point, radiator.

(Chimney swept October 2022)



## FIRST FLOOR LANDING

Radiator, loft access (part boarded), radiator, airing cupboard with hot water cylinder

## MASTER BEDROOM

11'4" x 15'4" (3.46m x 4.68m)

Windows to front and side aspect, radiator, power points, built in wardrobes.



## HOUSE BATHROOM

Window to rear aspect, corner shower with power shower, wash hand basin with pedestal, low flush WC, panel enclosed bath, tiled floor, extractor fan.

## BEDROOM TWO

13'2" x 8'4" (4.03m x 2.56m)

Window to front aspect, power points, radiator, large over stairs wardrobe.

## BEDROOM THREE

10'4" x 14'3" (3.17m x 4.35m)

Window to front aspect, built in storage cupboards and wardrobes, power points.

## BEDROOM FOUR

9'4" x 10'10" (2.85m x 3.31m)

Windows to rear and side aspect, radiator, power points.

## BEDROOM FIVE

5'7" x 10'11" (1.72m x 3.33m)

Window to rear aspect, radiator, power points.

## GARAGE

10'0" x 19'1" (3.07m x 5.84m)

Single garage with electric door, large storage space above, power and lighting.



## WORKSHOP

18'11" x 15'6" (5.78m x 4.74m)

Hinge double doors, power and lighting.

## OUTDOOR STORE

16'2" x 7'4" (4.93m x 2.25m)

## GARDEN

Large front garden laid mainly to lawn with flower border, rockery and mature willow tree.

Additional large garden to the rear with greenhouse, mature willow tree and large area for vegetable garden or further flower garden.

## COUNCIL TAX BAND F

Ryedale District Council

## TENURE

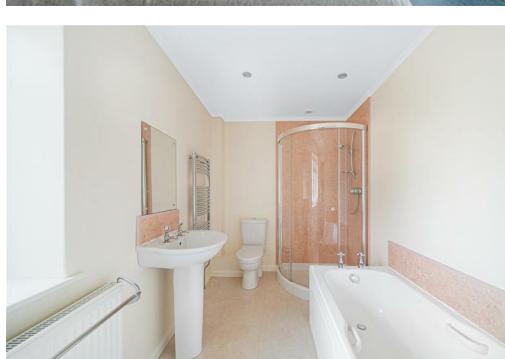
Freehold

## SERVICES

LPG Gas, Septic Tank (emptied October 2022)

## VILLAGE

Hovingham is a sought after village lying approximately 8 miles from the 3 market towns of Malton, Helmsley and Kirkbymoorside and only 20 miles from the City of York. The village is served by a good range of local amenities including, village shop, public house, coffee shop and bakery, beauty salon, café and The Worsley Arms Hotel. There is also a GP surgery, village hall, primary school, cricket club and tennis club.



Total area: approx. 155.3 sq. metres (1671.6 sq. feet)  
The Willows, Hovingham