

CHAPEL HOUSE CHAPEL HOUSE, WESTOW



**An immaculately presented stone built cottage in a quiet part of this sought after village.
The property offers quality three bedroom accommodation
with garage, parking & delightful gardens.**

The accommodation briefly comprises: entrance hall, sitting room, conservatory, kitchen, dining room/bedroom three, two further bedrooms (master with en-suite), house bathroom.
LPG central heating & double glazing.
Large single garage, off street parking & well manicured gardens.
Viewing is highly recommended.

GUIDE PRICE £325,000

Chapel House is a relatively modern detached cottage, constructed nearly 11 years ago by a local builder on the site of an old Chapel. Built of stone under a pantile roof, much of the accommodation is on the ground floor with a master bedroom suite upstairs. The entire property is presented in first class condition and with many attractive features; the hardwood conservatory is particularly attractive, as is the quality kitchen, by Hovingham Interiors. Externally the property is complemented by well manicured gardens which enjoy much natural light and a good amount of privacy. Beyond the garden is a good sized single garage with remote door and space to park in front. There are stunning open views across open countryside to the east.

Westow is an attractive conservation village set in pleasant countryside, in an area where the landscape of the Howardian Hills opens out into the rolling hills of the Yorkshire Wolds. The village benefits from a reputable public house and parish church. The nearby market town of Malton (6 miles) offers a good range of amenities, including shops, restaurants, tennis courts, swimming pool, gym, cinema and excellent schools. There is easy access to York, approximately 14 miles, with all its varied facilities, including mainline railway station with direct services to London Kings Cross.

ACCOMMODATION

ENTRANCE HALL

4.2m (13'9") x 1.9m (6'3") (max)

Ceramic tiled floor. Stairs to the first floor. Exposed beams. Thermostat. Double doors to the sitting room. Radiator.



SITTING ROOM

5.6m (18'4") x 3.8m (12'6")

Open fire with brick surround, quarry tiled hearth and timber mantel. Gas point. Television point. Exposed beams. Casement windows to either side and French windows to the conservatory. Radiator.



CONSERVATORY

3.0m (9'10") x 2.7m (8'10")

A hardwood conservatory set on brick base with ceramic tiled floor. French windows to the garden. Exposed stonework. Two wall light points. Radiator.



KITCHEN

3.6m (11'10") x 3.2m (10'6") (max)

Range of bespoke kitchen units by Hovingham Interiors, incorporating a white ceramic sink unit with mixer tap. Britannia range cooker with four ring gas hob, barbeque and two ovens. Extractor fan. Casement windows to the front and side. Beamed ceiling. Recessed ceiling lights. Ceramic tiled floor. Understairs cupboard. Automatic washing machine point. Space for fridge. LPG central heating boiler.



BEDROOM THREE / DINING ROOM

3.8m (12'6") x 3.7m (12'2")

Living flame gas fire with carved wood surround, granite hearth, cast iron and tile insert. Television point. Exposed beams. Casement window to the rear. Radiator.



BATHROOM & WC

2.6m (8'6") x 2.0m (6'7")

Matching white suite comprising: low flush WC, panelled bath and pedestal basin. Extractor fan. Electric shaver point. Half tiled walls. Exposed beams. Casement window to the rear. Radiator.

BEDROOM ONE

3.7m (12'2") x 3.1m (10'2")

Exposed beams. Casement window to the rear. Radiator.



FIRST FLOOR

LANDING

BEDROOM TWO

5.3m (17'5") x 5.0m (16'5")

Plus 2.5m x 2.0m

Telephone point. Two Velux roof lights. Eaves storage. Access to part boarded loft store. Two radiators.



DRESSING ROOM

3.8m (12'6") x 1.3m (4'3") (inc wardrobes)

Velux roof light. Fitted wardrobes.

EN-SUITE SHOWER ROOM

Matching white suite comprising: wash hand basin in vanity unit, low flush WC and shower cubicle with Redring electric shower. Electric shaver point. Radiator.

OUTSIDE

The property benefits from a delightful garden, enclosed by stone walls. It consists principally of lawn, a patio area and well stocked shrub borders, interspersed with block paved paths. There is a good sized single garage, in front of which is a block paved parking space.

GARAGE

5.7m (18'8") x 3.1m (10'2")

Concrete floor. Electric light and power. Mains water supply. Remote up and over door.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
LPG Central heating.

Council Tax: Band: E.

Tenure: Freehold with vacant possession upon completion.

Viewing: Strictly by appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property

