

THE HAWTHORNS, BUSH GARDENS AMOTHERBY



A deceptively spacious, five bedroom residence standing in exceptionally private gardens amounting to approximately one acre.

The versatile accommodation, much of which opens onto a south facing verandah briefly comprises: hall, study, library, dining room, sitting room, kitchen, utility room, inner hall, master bedroom with en-suite shower room, four further bedrooms (one first floor), bathroom & shower room.

Oil fired central heating. Double glazing.

Attached double garage, parking, extensive & well wooded gardens & grounds.

GUIDE PRICE £425,000

The Hawthorns is a unique property in a unique setting; converted approximately ten years ago and further extended within the last three, nearly all of the accommodation is on the ground floor. The living areas are generally open-plan and as such there is a huge element of versatility in how the spaces are used. The property has been built in a colonial style, of whitewashed brick under a distinctive glazed pantile roof. The main sitting room, along with the principal bedrooms, open onto a covered verandah. The accommodation briefly comprises: hall with stairs up to bedroom five; study, library, dining room, sitting room, kitchen, utility room, inner hall, master bedroom with ensuite shower room, bedrooms, two, three, four, bathroom and a separate shower room. The gardens and overall setting of the property hold significant appeal. The total site area extends to approximately one acre and is made up of formal and informal areas, all offering maximum privacy with a variety of trees, flowering shrubs and plants. Ample parking in the driveway is supplemented by an attached double garage.

Amotherby is a popular village located along the B1257 Roman road between Malton and Hovingham. The Howardian Hills Area of Outstanding Natural Beauty lies immediately to the south of the village. The village benefits from a primary school, church and a pub / restaurant. The market town of Malton is some 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, there are a number of well-respected private schools in the immediate area. Bush Gardens is a select development located on the southern edge of the village and is identified by our 'For Sale' board.

ACCOMMODATION

FRONT DOOR

ENTRANCE HALL

1.8m (5'11") x 1.8m (5'11")

Coat hooks. Stairs up to Bedroom Five. Radiator.

FIRST FLOOR: BEDROOM FIVE

3.5m (11'6") x 3.5m (11'6")

Plus 2.8m (9'2") x 2.5m (8'2")

Fitted cupboard and storage area. Sloping ceiling. Velux roof light to side. Sloping ceiling giving restricted head room to part of the room. Radiator.

STUDY

3.2m (10'6") x 2.7m (8'10")

Casement window to the side. Telephone point. Radiator.



LIBRARY

4.2m (13'9") x 3.2m (10'6")

Casement window to the side. Two radiators.

DINING ROOM

3.6m (11'10") x 2.4m (7'10")

Telephone point. Thermostat. Radiator.



SITTING ROOM

6.5m (21'4") x 4.3m (14'1")

Open fire with polished timber surround, cast iron inset and granite hearth. Television and telephone points. Two sets of French windows to the rear garden and one set to the side. Radiator.



KITCHEN

3.5m (11'6") x 2.6m (8'6")

Range of floor and wall units incorporating a stainless steel single drainer sink unit. Four ring electric hob with extractor fan over and electric double oven below. Integrated fridge, freezer and dishwasher. Casement window to the side. Breakfast bar/counter to dining room.



UTILITY ROOM

3.6m (11'10") x 2.5m (8'2")

Range of cupboards and worktops incorporating a stainless steel sink unit. Automatic washing machine point. Vent for tumble dryer. Stable door to the side. Extractor fan. Coat hooks. Radiator.

INNER HALL

Airing cupboard containing the hot water cylinder with electric immersion heater.

MASTER BEDROOM

4.5m (14'9") x 3.4m (11'2")

French windows to the rear garden. Two casement windows to the side. Three display niches. Recessed ceiling lights. Radiator.



EN-SUITE SHOWER ROOM

2.2m (7'3") x 2.1m (6'11")

Matching white suite comprising: low flush WC, wash hand basin and double corner shower cubicle with digital power shower. Half tiled walls. Tiled floor. Recessed ceiling lights. Extractor fan. Casement window to the side. Heated towel rail.



BEDROOM TWO

3.8m (12'6") x 3.6m (11'10")

French windows onto the rear garden. Radiator.

BEDROOM THREE

3.9m (12'10") x 3.0m (9'10")

French windows onto the rear garden. Radiator.

BEDROOM FOUR

2.9m (9'6") x 2.2m (7'3") (max)

Casement window to the front. Loft hatch. Radiator.

BATHROOM

2.4m (7'10") x 1.8m (5'11")

Matching white suite comprising: bath, pedestal basin and low flush WC. Fully tiled walls. Recessed ceiling lights. Casement window to the front. Heated towel rail.

SHOWER ROOM

1.8m (5'11") x 1.6m (5'3")

Matching white suite comprising: low flush WC, pedestal basin and corner shower cubicle. Casement window to the front. Radiator.

OUTSIDE

The Hawthorns is approached via a tarmac road from the main road. The tarmac drive provides ample space to park and gives access to an attached double garage. The principal living areas open onto a verandah, providing access into the beautiful gardens, the majority of which are located on the southern side of the property. The grounds are made up of a combination of formal and informal areas, including a parterre garden with clipped box hedging and gravelled paths and an ornamental pond to one side. Beyond there is an extensive lawned garden, interspersed with mature shrubs leads to the former quarry bank, with steps leading up to a further garden and woodland areas. The owners have also created a productive vegetable plot with raised beds, soft fruit bushes and an aluminium framed greenhouse. Wide range of fruit trees can be found within the grounds, including plum, pear mulberry and various varieties of apple.



DOUBLE GARAGE

5.5m (18'1") x 5.4m (17'9")

Twin roller shutter doors to the front and personnel door to the side. Electric light and power. Concrete floor. Loft storage area. Fitted cupboards. Oil fired central heating boiler.

GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil fired central heating.
Council Tax:	Band: E (Ryedale District Council).
Tenure:	Freehold with vacant possession upon completion.
Post Code:	YO17 6TH.
Note:	Neighbouring properties have a right of way over the access road.
Viewing:	Strictly by appointment through the Agent's office in Malton.



The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only.

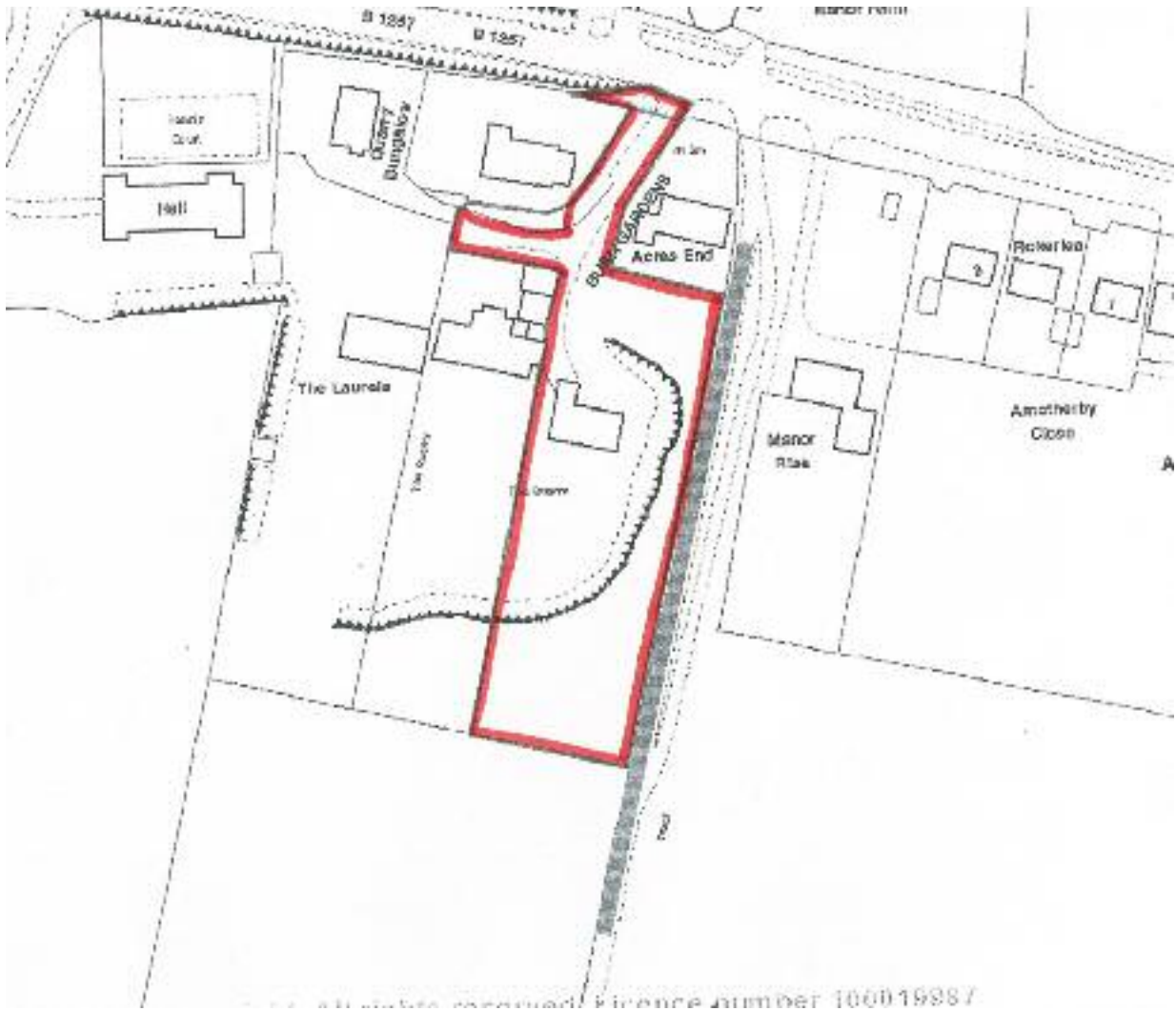
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The Hawthorns Amotherby



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as a final plan. This plan is intended for guidance purposes only. No representation has been made by the estate, the agent or Pober-Piers
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