

## HOLME VIEW FRONT STREET, WOLD NEWTON



**A spacious dormer bungalow together with a recently converted 2 bed holiday cottage, offering flexible accommodation with far reaching views.**

Entrance hall, sitting room, dining room/bedroom four, office, kitchen/breakfast room, snug, rear lobby, utility room, bedroom three with en-suite shower room, two first floor bedrooms, & a family bathroom.

Self-contained holiday cottage/annexe: hall, lounge/diner, kitchen, two bedrooms, bathroom.

Upvc double-glazing and central heating.

Large gardens, ample parking and grass paddock. In all approximately 2.1 acres.

### GUIDE PRICE £380,000

Holme View is a spacious dormer bungalow, believed to have been constructed around 40 years ago. The property offers versatile accommodation which briefly comprises: entrance hall, sitting room, dining room/bedroom four, office, kitchen/breakfast room with snug leading off, rear lobby, utility room, bedroom three with en-suite shower room, first floor landing, two further double bedrooms and a family bathroom. The property benefits from oil fired central heating, Upvc double-glazing and offers excellent family accommodation with far-reaching views over the village and across the Wolds. A self-contained holiday cottage/annexe is included in the sale, which benefits from Upvc double-glazing and LPG central heating. Holme View stands in large gardens and enjoys excellent views across the village and the countryside beyond. Adjoining the property to the north is a grass paddock and the total site area amounts to approximately 2.1 acres. The current owners have drafted plans to substantially alter and extend the property and planning consent has been granted.

The picturesque village of Wold Newton lies within the beautiful countryside of the Yorkshire Wolds and is set around an attractive green. The village benefits from a public house, church and primary school. Wold Newton is located roughly 2 and a half miles east of the B1249, is only 5 miles from the coast and is within easy reach of Driffild (12 miles), Scarborough (12 miles) and Malton (25 miles), where senior schooling and many other facilities are available. York is approximately 32 miles distant.

## ACCOMMODATION

### ENTRANCE HALL

Stairs off. Alarm control pad. Cloak cupboard. Smoke alarm. Two radiators.

### SITTING ROOM

5.7m (18'8") x 4.2m (13'9")

A triple aspect room with bow window to the south. Cast iron wood burning stove set on a stone hearth. Dado rail. Coving. Television point. Radiator.



### KITCHEN / BREAKFAST ROOM

5.5m (18'1") x 4.3m (14'1")

Range of floor and wall units incorporating a single drainer sink unit with mixer tap. Two oven oil fired Aga (cream). Integrated dishwasher. Integrated electric, fan assisted oven. Four ring gas hob. Fitted pantry cupboard. Beamed ceiling. Dado rail.



### SNUG

4.2m (13'9") x 2.7m (8'10")

Cast iron multi-fuel stove on brick hearth and with timber mantel. French doors to the rear garden. Dado rail. Two wall light points. Television point.

### REAR LOBBY

2.4m (7'10") x 2.3m (7'7")

Cloak cupboard. Half-panelled walls. Door to the rear.

### UTILITY ROOM

2.3m (7'7") x 1.7m (5'7")

Belfast sink. Automatic washing machine point. Oil fired central heating boiler. Space for a spin dryer.

### OFFICE

2.1m (6'11") x 1.7m (5'7")

Telephone point. Half-panelled walls. Radiator.

### DINING ROOM / BEDROOM FOUR

4.9m (16'1") x 4.6m (15'1") (max)

Dado rail. Radiator.

### BEDROOM THREE

3.7m (12'2") x 3.6m (11'10")

Built-in hanging space with storage cupboards over. Dado rail. Radiator.

### EN-SUITE SHOWER ROOM

1.6m (5'3") x 0.8m (2'7")

Shower cubicle and wash hand basin. Fully tiled walls. Tiled floor.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

5.9m (19'4") x 4.6m (15'1")

Wash hand basin in vanity unit. Television point. Radiator.

## BEDROOM TWO

5.3m (17'5") x 4.2m (13'9") (max)

Divided into two areas. Wash hand basin in vanity unit. Velux roof light to the front and one to the rear. Beamed ceiling. Access to eaves storage. Radiator.

## BATHROOM & WC

2.6m (8'6") x 2.1m (6'11")

Re-fitted white suite comprising: bath with shower over, low flush WC and pedestal basin. Recessed ceiling lights. Part tiled walls. Radiator.

## OUTSIDE

The property is approached via a gravelled drive, leading to a parking area. Large gardens surround the property and feature lawn, decking and well-stocked flower beds. An adjoining grass paddock is included in the sale and the total site area amounts to approximately 2.1 acres. There are two separate access points to the paddock, one on the western side of the bungalow and one in the north-eastern corner of the field. A large timber shed and summer house are included in the sale.

## TWO HOOTS COTTAGE

### ENTRANCE HALL

Fitted cloak cupboard, also containing the gas fired central heating boiler. Recessed ceiling lights. Loft hatch. Radiator.

### LOUNGE / DINER

5.8m (19'0") x 2.8m (9'2")

Wall-mounted electric fire. French doors to the rear garden. Television point. Three wall light points. Radiator.



### KITCHEN

2.5m (8'2") x 1.7m (5'7")

Range of floor and wall units incorporating a stainless steel single drainer sink unit with mixer tap. Electric, fan-assisted oven and four ring gas hob with extractor hood over. Space for fridge. Automatic washing machine point. Dishwasher point. Recessed ceiling lights.



### BEDROOM ONE

2.9m (9'6") x 2.4m (7'10")

Fitted wardrobe. Radiator.

### BEDROOM TWO

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

Radiator.

### BATHROOM & WC

2.4m (7'10") x 1.5m (4'11")

Matching white suite comprising: bath with shower over, low flush WC and pedestal basin. Fully tiled walls. Recessed ceiling lights. Radiator.

## GENERAL INFORMATION

Services:	Mains water and electricity. Septic tank drainage.
Council Tax:	Band: D (East Riding of Yorkshire Council).
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion.
Note:	The contents of Two Hoots Cottage are not included in the sale, but may be available for purchase by separate negotiation.
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.

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