

WYCHWOOD 9 MAIN STREET, HOWSHAM



A rare opportunity to acquire a spacious three bedroom residence with equestrian facilities in a desirable village location between Malton and York.

Entrance hall, sitting room, dining room, conservatory, dining kitchen with Aga, utility room, side porch, first floor landing, three double bedrooms, shower room and dressing room. Oil fired central heating & Upvc double glazing. Ample parking, attractive gardens, outbuildings including stabling and workshop; vegetable plot & two grass paddocks. In all approximately 1.18 acres.

GUIDE PRICE £399,000

Wychwood is a surprisingly spacious detached house, thought to have been built in the 1960's. It occupies a central position within this charming, rural village and enjoys views onto a wood. The property will hold great appeal to anyone with equestrian interests, given the paddock land and stabling facilities which adjoin to the rear. The house benefits from three reception room, including conservatory, a dining size kitchen with oil fired Aga and utility room. To the first floor there is a shower room and three double bedrooms. The largest of the bedrooms has a dressing room which offers potential to create an en-suite bath/shower room, subject to any necessary consents being obtained. Central heating is oil fired and the majority of windows are double glazed.

The house is set back from the village street behind an attractively landscaped front garden. The rear garden is fully enclosed and very well tended; it consists of lawn, paved patio areas and shrub borders. Beyond the back garden there is a parking area, productive vegetable patch and various useful outbuildings including workshop and stabling. The two paddocks are well fenced and have a mains water supply as well as a storage barn and adjoining store. The total site area amounts to approximately 1.18 acres

Howsham is an attractive and peaceful hamlet located north-east of the City of York and set amidst beautiful countryside. The village is well known for Howsham Hall, a Grade I Listed Jacobean country house which dates back to 1612. An excellent range of facilities are easily accessible in the nearby market town of Malton (7 miles) and also in the City of York (12 miles).

ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor. Radiator.

DINING ROOM

3.60m(11'10") x 3.60m(11'10")

Casement window to the front. Coving. Radiator.



DINING KITCHEN

4.90m(16'1") x 3.20m(10'6")

Two oven oil fired Aga (blue). Range of floor and wall units incorporating two stainless steel single drainer sink units. Dishwasher point. Beamed ceiling. Casement window to the rear. Radiator.



SITTING ROOM

6.00m(19'8") x 3.60m(11'10") (max)

Open fire with brick surround, timber mantel and tiled hearth. Coving. Casement window to the front and sliding patio doors to the conservatory. Television point. Three wall light points. Two radiators.



CONSERVATORY

3.00m(9'10") x 2.80m(9'2")

French doors to the rear garden.



SIDE PORCH

3.20m(10'6") x 2.90m(9'6")

Ceramic tiled floor. Telephone point. Sliding patio doors to the front and rear. Radiator.

UTILITY ROOM

2.30m(7'7") x 1.90m(6'3")

Velaire oil fired central heating boiler. Automatic washing machine point. Stainless steel single drainer sink unit. Low flush WC. Ceramic tiled floor.

FIRST FLOOR

LANDING

Casement window to the front. Loft hatch. Radiator.

BEDROOM ONE

4.10m(13'5") x 3.70m(12'2")

Casement window to the front. Radiator. Door to:-

DRESSING ROOM

1.90m(6'3") x 3.70m(12'2")

Two casement windows to the rear. Airing cupboard containing the hot water cylinder with electric immersion heater. Built in storage and hanging rails. Radiator.

BEDROOM TWO

3.60m(11'10") x 3.10m(10'2")

Casement window to the front. Radiator.

BEDROOM THREE

3.10m(10'2") x 3.00m(9'10")

Casement window to the rear. Radiator.

SHOWER ROOM

2.20m(7'3") x 2.10m(6'11")

Matching white low flush WC and pedestal basin. Double shower cubicle with Mira shower. Ceramic tiled floor. Casement window to the front. Radiator.

OUTSIDE

Attractive gardens to the front and rear with lawn, shrub borders and paved patio areas. A tarmac drive from the Main Street leads to a concrete parking area and range of outbuildings, detailed below. Beyond the buildings are two grass paddocks bringing the total site area to approximately 1.18 acres.



WORKSHOP

5.70m(18'8") x 5.10m(16'9")

Concrete floor. Former nissen hut.

STABLE 1

3.70m(12'2") x 3.70m(12'2")
Concrete floor and electric light.

STABLE 2

3.70m(12'2") x 3.70m(12'2")
Concrete floor and electric light.

BARN

8.10m(26'7") x 4.60m(15'1")

ADJOINING STORE

7.80m(25'7") x 2.80m(9'2")



GENERAL INFORMATION

Services: Mains water and electricity. Septic tank drainage.

Council Tax: Band: E.

Tenure: Freehold with vacant possession upon completion.

Post Code: YO60 7PH.

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