

## FERNLEIGH, NORMANBY Between Malton & Kirkbymoorside



**A residential smallholding comprising detached three bedroom house, garaging, workshop, ample parking & attractive gardens and adjoining paddock amounting to approximately 1.39 acres.**

Porch, entrance hall, cloakroom, kitchen, sitting room, dining room, first floor landing, three bedrooms, bathroom & WC.

Attached garage, tarmac drive with ample parking, beautifully maintained gardens.

Adjoining paddock amounting to 1.39 acres & with additional access.

In all approximately 1.64 acres.

### GUIDE PRICE £325,000

This compact residential smallholding comprises a detached, three bedroom house with potential to extend (subject to planning), workshop and garage, ample parking and well kept gardens. A grass paddock wraps around two sides of the plot and amounts to 1.39 acres, bringing the total site area to approximately 1.64 acres.

Fernleigh is of some considerable age; when the current owners acquired it the house was in a derelict state, as part of the modernisations the roof was raised and a smaller cottage attached to the eastern gable was demolished. It now provides centrally heated accommodation briefly comprising: porch, entrance hall, cloakroom, sitting room, dining room, kitchen and pantry, first floor landing, three bedrooms, bathroom and WC.

Normanby is a traditional village located in the Vale of Pickering, and benefits from a church and public house. Good local facilities are available in the nearby market towns of Kirkbymoorside (5 miles), Pickering (7 miles) and Malton (15 miles). Fernleigh is located at the southern edge of the village and identified by our 'For Sale' board.

## ACCOMMODATION

### PORCH

Quarry tiled floor.

### ENTRANCE HALL

Stairs to first floor. Telephone point. Under stairs cupboard. Radiator.

### CLOAKROOM

Low flush WC. Radiator.

### KITCHEN

2.8m (9'2") x 2.7m (8'10")

(plus 1.4m x 1.0m) Plus pantry 1.4m x 1.3m. Fitted shelving. Electric cooker point. Stainless steel single sink drainer sink unit and mixer tap. Automatic washing machine point. Range of floor and wall units. Radiator.

### DINING ROOM

3.9m (12'10") x 3.6m (11'10")

Open fire with stone surround and hearth. Fitted fireside cupboard. Radiator.



### SITTING ROOM

3.9m (12'10") x 3.7m (12'2")

Open fire with stone surround and hearth. Fireside cupboard. Beamed ceiling. TV point. French windows to the garden. Five wall light points. Radiator.



## FIRST FLOOR

### LANDING

Loft hatch. Radiator.

### BEDROOM ONE

3.9m (12'10") x 3.7m (12'2")

Fitted wardrobe. Radiator

### BEDROOM TWO

3.9m (12'10") x 3.6m (11'10") (max)

Fitted cupboards. Radiator.

### BEDROOM THREE

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

Radiator.

## BATHROOM

3.8m (12'6") x 2.2m (7'3") (max)

White suite comprising: bath, pedestal basin and low flush WC. plus shower cubicle. Storage cupboard, Radiator. Airing cupboard.

## OUTSIDE

Much of the garden lies on the southern side of the house, bordering the paddock. It features neatly manicured lawn, an old apple tree and shaped borders stocked with a variety of shrubs and perennials. A timber summerhouse is in one corner and overlooks an ornamental pond. In front of the house there are further lawned areas and plentiful parking on the tarmac driveway. A timber workshop is to one side of the plot and has a useful car port attached.



## ATTACHED GARAGE

5.1m (16'9") x 3.0m (9'10")

Concrete floor. Electric power and light. Boulter oil fired central heating boiler.

## WORKSHOP

5.9m (19'4") x 3.2m (10'6")

Electric power and light. Workbench.

## CAR PORT

Tarmac driveway. Outside lights and power points. Former outside WC. Timber Garden shed.

## PADDOCK

Permanent pasture extending to 1.39 acres, with road frontage and independent access. Within the paddock there is a range of dilapidated timber outbuildings and plenty of room for constructing stabling or similar (subject to planning).

## GENERAL INFORMATION

Services: Mains water, electricity and drainage.  
Oil fired central heating.

Council Tax: Band: E.

Tenure: Freehold with vacant possession upon completion.

Post Code: YO62 6RH.

Note: The paddock is subject to an uplift clause whereby the vendors and their immediate successors reserve 20% uplift on the land in the event of any future development within 15 years.

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

