



**THE GRANARY, HIGH STREET
NAWTON, NORTH YORKSHIRE**

Cundalls



THE GRANARY

HIGH STREET, NAWTON,
NEAR HELMSLEY
YO62 7TT

Helmsley 3 miles Malton 15 miles, York 24 miles, Leeds 60 miles (all distances are approximate)

**A charming semi-detached property with beautifully appointed accommodation, sheltered south facing garden, garage and off-street parking.
Peacefully tucked away within this accessible village.**

- An expertly converted former granary, providing over 1,600 square feet of versatile and nicely proportioned accommodation. Presented to a super standard throughout.
- **Ground Floor:** Entrance Hall – Cloakroom - Large Dining Kitchen – Garden Room – Sitting Room – Integral Garage with Utility Room
- **First Floor:** Master bedroom with en-suite shower room – Bedroom two – Dressing Room/Study – House bathroom.
- **Second Floor:** Large third bedroom with a far reaching aspect.
- **Grounds & Parking:** Landscaped south facing courtyard garden. – Integral garage and ample off street parking.

GUIDE PRICE £400,000
FOR SALE BY PRIVATE TREATY

DESCRIPTION

A superbly appointed character property, providing sizable accommodation over three floors, sheltered south facing garden and private off-street parking. The Granary is quietly located in a tucked away position in the heart of this well served and popular village, only 3 miles from Helmsley.

The Granary is a charming conversion of a range of original farm buildings which sit behind Middle Farmhouse. Whilst a great deal of character was inherent in the conversion, as is apparent in the striking stone and brick façade, it is the standard of finish which sets it apart, with a recently added garden room adding a refreshingly contemporary flourish to the accommodation. In all the house amounts to 1,690 square feet and briefly comprises the following beautifully presented accommodation.

In brief: Entrance hall with cloakroom, a cosy front facing sitting room, large open plan dining kitchen with granite topped worktops and bespoke seating to the dining area. Two steps lead down into the garden room which has been thoughtfully designed with sliding doors and windows, to bring the outside in as much as possible and with a lovely south facing aspect over the garden. To the first floor is a large master bedroom with en-suite shower room, a further double bedroom, house bathroom and walk in dressing room or study. To the top floor is a large third bedroom, with a superb view southwards.

The property is underfloor heated to the ground floor with engineered oak flooring and limestone flags. The heating is zoned and the walls, ceiling and floors all well insulated, making it an efficient home to run.

The property is quietly positioned in the village with a sheltered south facing courtyard garden, well stocked and attractive. There is an integral single garage and private parking to the front.

LOCATION

Nawton is a thriving village lying on the A170 Thirsk to Scarborough road and is approximately three miles from Helmsley and three miles from Kirkbymoorside. The village is particularly well-served with amenities, such as a pub, primary school, well regarded secondary school, Indian restaurant and recreation ground and the village is on a good bus route. The property is with easy reach of Helmsley and Malton, where there is an excellent regular train service through to York, where mainline rail links connect through to London where the direct line brings the journey time in to under 2 hours.

ACCOMMODATION

ENTRANCE HALL

Oak panelled front door with inset glazed pane and matching windows to either side. Engineered oak flooring. Stairs to the first floor with fitted understairs cupboard. Recessed lights. Door through to the integral garage.

CLOAKROOM

Low flush WC. Cantilever wash hand basin. Extractor fan. Panelled wall to part. Engineered oak floor.

SITTING ROOM

4.35 m (14'3") x 3.80 m (12'6")

Arched window to the front with fitted shutters. Engineered oak floor. Fireplace with stone hearth and oak mantel. Television point.



KITCHEN

4.05 m (13'3") x 2.80 m (9'2")

Fitted base and wall cabinets with polished granite worktops, incorporating an inset one and a half bowl sink unit. New World stove with extractor overhead. Integrated dishwasher point. Integrated fridge. Casement window to the side. Engineered oak floor. Open through into:



DINING AREA

3.72 m (12'2") x 2.80 m (9'2")

Bespoke fitted bench seating area. Engineered oak floor. Step down into:

GARDEN ROOM

4.00 m (13'1") x 3.77 m (12'4")

Polished stone floor. Bespoke double glazed sliding windows and doors made from accoya wood and with chamfered edges, opening out into the garden. Fitted bench seating. Wall lights. Exposed stone walls. Lantern roof light.



FIRST FLOOR

LANDING

Stairs to the Second Floor with a storage shelf built in.

BEDROOM ONE

4.88 m (16'0") max x 3.40 m (11'2") max

French doors with a Juliet balcony and a far-reaching view southwards. Recessed ceiling light. Radiator.



EN-SUITE SHOWER ROOM

2.20 m (7'3") x 1.56 m (5'1")

Corner shower cubicle. Tiled floor and walls. Pedestal wash hand basin. Underfloor heating. Low flush WC. Casement window to the rear. Chrome heated ladder rail. Extractor fan.

BEDROOM TWO

3.65 m (11'10") x 2.25 m (7'3")

Casement window to the front. Radiator. Exposed purlin. Recessed ceiling lights. Telephone point.

WALK IN WARDROBE/STUDY

2.54 m (8'4") x 1.84 m (6'0")

Radiator. Casement window. Fitted racks.

BATHROOM

2.76 m (9'1") x 2.60 m (8'6")

Freestanding bathtub. Corner shower cubicle. Tiled floor and walls. Underfloor heating. Pedestal wash hand basin. Low flush WC. Casement window to the rear. Chrome heated ladder rail. Extractor fan. Recessed lights.



SECOND FLOOR

Pair of large fitted cupboards, one housing the Worcester gas fired central heating boiler. Velux roof light.

BEDROOM THREE

4.60 m (15'1") x 3.56 m (11'6")

Gable window to the side. Velux rooflight. Exposed beams. Radiator. Recessed ceiling lights.



INTEGRAL GARAGE AND UTILITY ROOM

7.37 m (24'2") x 3.00 m (9'10") max

Doors to the front. Range of fitted floor to ceiling storage cupboards. Range of fitted units with butcher block worktops incorporating a Belfast sink. Washing machine point.

OUTSIDE

The Granary is set well back from the High Street with ample off-street parking on the parking area to the front of the property.

The garden lies to the side and wraps around to the front. and has been landscaped to create a lovely, enclosed space, carefully planted up with a range of perennials and annuals. An ideal low maintenance space, which takes advantage of a sheltered south facing position. A gate gives access out to the front. There is an outside water and electricity supply.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. A flying Freehold exists for the neighboring property over the Granary's garage.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for The Granary and is available for inspection at the agents Pickering, Malton or Helmsley Offices. The EPC score is C

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains gas, electric, water & drainage.
Planning: Ryedale/ North Yorkshire County Council
Council Tax: Band D
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO62 7TT
Details prepared January 2024

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

