

MANOR HOUSE BACK STREET, WOLD NEWTON



A spacious, four-bedroom village house with Eighteenth Century origins, together with attractive gardens, an adjoining garage and two-storey barn with exciting possibilities, subject to securing any necessary consents.

Dining hall, sitting room, kitchen, breakfast room, garden room, utility/cloakroom, first floor landing, four double bedrooms, bathroom & WC.

uPvc double-glazing. Oil-fired central heating.

Attractive rear garden, integral garage, two-storey barn.

No onward chain.

GUIDE PRICE £395,000

Manor House is a deceptively spacious village house, the oldest part of which is understood to date from the mid-1700s. The house has been extended at various times over its long history and offers further interesting possibilities, most notably in respect of the large garage and barn, which adjoin.

The living accommodation amounts to almost 1,650sq.ft, and briefly comprises: dining hall, sitting room, kitchen, breakfast room, garden room, and a utility/cloakroom. Upstairs there are four double bedrooms and a house bathroom. The main bedroom is especially large and could easily be subdivided to create a fifth bedroom, if required. The windows have been replaced with uPvc double-glazed units within the last few years and central heating is oil-fired.

Parking on the street in front of the house is unrestricted, and the property also benefits from a large integral garage with electric up and over door. Also adjoining the house is a two-storey barn/outbuilding, which offers a wide variety of options, either as a workshop/hobby space or as a holiday cottage or annexe for relatives, subject to securing any necessary consents. These two buildings provide a further 1,100sq.ft of floor space. To the rear is a good-sized garden, which has been attractively landscaped, enjoying considerable privacy, and an open aspect.

The picturesque village of Wold Newton lies within the beautiful countryside of the Yorkshire Wolds and is set around an attractive green. The village has a thriving community and benefits from a public house, pretty Norman Church, and a 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 Driffield (12 miles), Scarborough (13 miles) and Malton (20 miles), where senior schooling and many other facilities are available.



ACCOMMODATION

DINING HALL

4.4m x 4.0m (14'5" x 13'1")

Open fire with stone surround and hearth. Staircase to the first floor. Exposed beams. Two wall lights. Casement window to the front. Two radiators.



SITTING ROOM

4.5m x 3.6m (14'9" x 11'10")

Open fire with quarry tile hearth. Exposed beams. Three wall lights. Television point. Casement window to the front. Radiator.



BREAKFAST ROOM

4.3m x 2.7m (14'1" x 8'10")

Cast iron multi-fuel stove set on a stone hearth. Fireside cupboards. Open onto the Kitchen and with an open arch through to the Garden Room.



KITCHEN

4.1m x 2.7m (13'5" x 8'10")

Range of kitchen cabinets incorporating a single drainer sink unit. Four ring ceramic hob with extractor hood over. Electric double oven. Dishwasher point. Casement window to the rear.



GARDEN ROOM

5.5m x 3.6m (18'1" x 11'10")

Two casement windows to the rear and one to the side. Doors to either side. Television point. Two radiators.



UTILITY / CLOAKROOM

2.2m x 1.8m (7'3" x 5'11")

Low flush WC and wash basin. Automatic washing machine point. Loft hatch. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Loft hatch.

BEDROOM ONE

7.6m x 3.3m (24'11" x 10'10")

Casement windows to the front and rear. Two radiators.



BEDROOM TWO

4.0m x 3.7m (max) (13'1" x 12'2")

Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front. Radiator.



BEDROOM THREE

4.2m x 2.8m (13'9" x 9'2")

Casement window to the rear. Two radiators.



BEDROOM FOUR

3.1m x 3.1m (min) (10'2" x 10'2")

Casement window to the front. Fitted wardrobe. Radiator.



BATHROOM & WC

2.2m x 1.8m (7'3" x 5'11")

White suite comprising bath with shower over, wash basin and low flush WC. Fully tiled walls. Casement window to the side. Heated towel rail.



OUTSIDE

The front of the property faces west and looks out onto the grounds of Wold Newton Hall. Behind the house is an enclosed rear garden, which has been nicely landscaped and features lawn, shrub borders, an old apple tree and several large acers. Also forming part of the property is an aluminium framed greenhouse and a brick and tile garden store. Adjoining the house and fronting directly onto Back Street, is a large garage and two-storey barn/outbuilding. Both provide useful storage, but subject to securing the appropriate consents have potential for interesting alternatives.



GARAGE

7.4m x 3.1m (24'3" x 10'2")

Electric up and over door onto the street. French windows to the rear. Electric light and power. Oil fired central heating boiler.

BARN

9.0m x 4.7m (29'6" x 15'5")

Electric light and power. Casement windows to three sides. Stable doors to the front and rear. Staircase leading to the first floor, which provides useful storage and has a casement window onto the street.



GENERAL INFORMATION

Services: Mains water and electricity. Septic tank drainage. Oil-fired central heating.

Council Tax: Band: D (East Riding of Yorkshire Council).

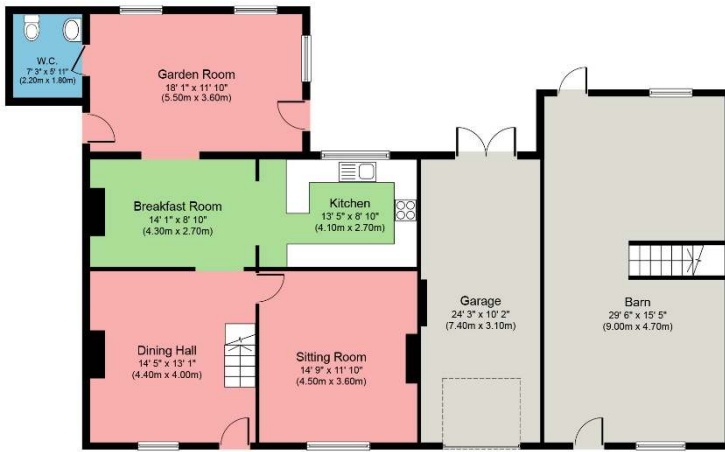
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO25 3YJ.

EPC Rating: Current: F26. Potential: C73.

Viewing: Strictly by prior 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. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
1,664 sq. ft.
(154.6 sq. m.)



First Floor
Approximate Floor Area
1,253 sq. ft.
(116.4 sq. m.)

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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