

SOUTH VIEW, 2 WATER LANE SHERBURN



A particularly spacious, five-bedroom village house set in large gardens of around one third of an acre, offering accommodation of over 2,700sq.ft, together with off-street parking & double garage.

Entrance hall, sitting room, games room, ground floor bedroom, snug, dining kitchen, pantry, wet room, first floor landing, master bedroom with balcony, dressing room & en-suite shower room, three further double bedrooms & house bathroom.

Oil-fired central heating. Upvc double glazing. PV solar panels. Attached double garage, driveway parking & extensive gardens.

GUIDE PRICE £725,000

Dating from the mid-1850s, South View is tucked away on Water Lane, close to the centre of the village and occupies a large plot of around one third of an acre. The house was extended some ten years ago and now provides extensive accommodation of over 2,700sq.ft.

In brief, the accommodation comprises entrance hall, sitting room with log burner, snug, 32ft cinema/games room, 22ft dining kitchen with pantry, utility room and ground floor shower room. Upstairs is a master bedroom with balcony overlooking the garden, dressing room and shower room, three further double bedrooms and a house bathroom.

Central heating is provided by an oil-fired boiler, windows are uPvc double-glazed, and there are photovoltaic solar panels to the front elevation.

Attached to the eastern side of the house is an attached double garage, in front of which is a parking area. The gardens are large and extend in a westerly direction on the opposite side of the house and amount to around one third of an acre in total.

Sherburn is a particularly well-served village and benefits from a village shop, post office, primary school, Doctors surgery, public house, church and chapel. There is good access to the A64, the market town of Malton is approximately 12 miles west, Scarborough is 10 miles east and York is 30 miles south-west.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor.

DOWNSTAIRS BEDROOM / SNUG

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

Open fire with oak surround, cast iron and tile insert and granite hearth. Exposed beams. Telephone point. Casement window to the front. Radiator.



SITTING ROOM

6.4m x 4.0m (21'0" x 13'1")

Multi fuel stove set on a stone hearth. Exposed beams. Television point. Casement window to the front. Radiator.



GAMES ROOM

9.8m x 4.6m (32'2" x 15'1")

Two Velux roof lights and French doors onto the garden. Two radiators.



WET ROOM

4.0m x 1.8m (13'1" x 5'11")

White suite comprising twin wash basin, low flush WC and double shower enclosure. Fully tiled walls and floor. Extractor fan. Heated towel rail.



UTILITY ROOM

2.6m x 1.8m (min) (8'6" x 5'11")

Automatic washing machine point. Dishwasher point. Space for tumble dryer. Door to the garden. Casement window to the rear. Radiator.

DINING KITCHEN

6.8m x 4.4m (22'4" x 14'5")

Range of kitchen cabinets incorporating a double bowl sink unit and multi-fuel range cooker. Exposed beams. Bi-fold doors opening onto the garden. Television point. Casement windows to the front and rear. Radiator.



PANTRY

1.6m x 1.6m (5'3" x 5'3")

Fitted shelving. Feed in tariff meter. Casement window to the front.

FIRST FLOOR

LANDING

Fitted storage cupboard. Loft hatch.

BEDROOM ONE

4.6m x 3.7m (15'1" x 12'2")

Television point. French doors opening onto a balcony. Radiator.



BEDROOM TWO

4.4m x 4.1m (14'5" x 13'5")

Casement window to the front. Radiator.



BEDROOM THREE

4.5m x 4.1m (14'9" x 13'5")

Range of fitted wardrobes. Casement window to the front. Radiator.



DRESSING ROOM

2.7m x 2.7m (8'10" x 8'10")

Velux roof light.

EN-SUITE SHOWER ROOM

2.7m x 1.8m (8'10" x 5'11")

White suite comprising double shower cubicle, wash basin and low flush WC. Extractor fan. Velux roof light. Heated towel rail.

BEDROOM FOUR

3.5m x 3.2m (min) (11'2" x 10'2")

Casement window to the side. Radiator.



HOUSE BATHROOM

3.4m x 3.1m (11'2" x 10'2")

White suite comprising free-standing slipper bath, wash basin and low flush WC. Casement window to the side. Radiator.



OUTSIDE

South View occupies a large plot of approximately one third of an acre. Most of the garden is laid to lawn and extends in a westerly direction from the side of the house. In addition to lawn, there is a flagged patio area, a variety of mature shrubs, fruit trees and a hot tub with shelter. A good-sized double garage adjoins the opposite side of the house and there is space to park in front.

DOUBLE GARAGE

5.1m x 4.9m (16'9" x 16'1")

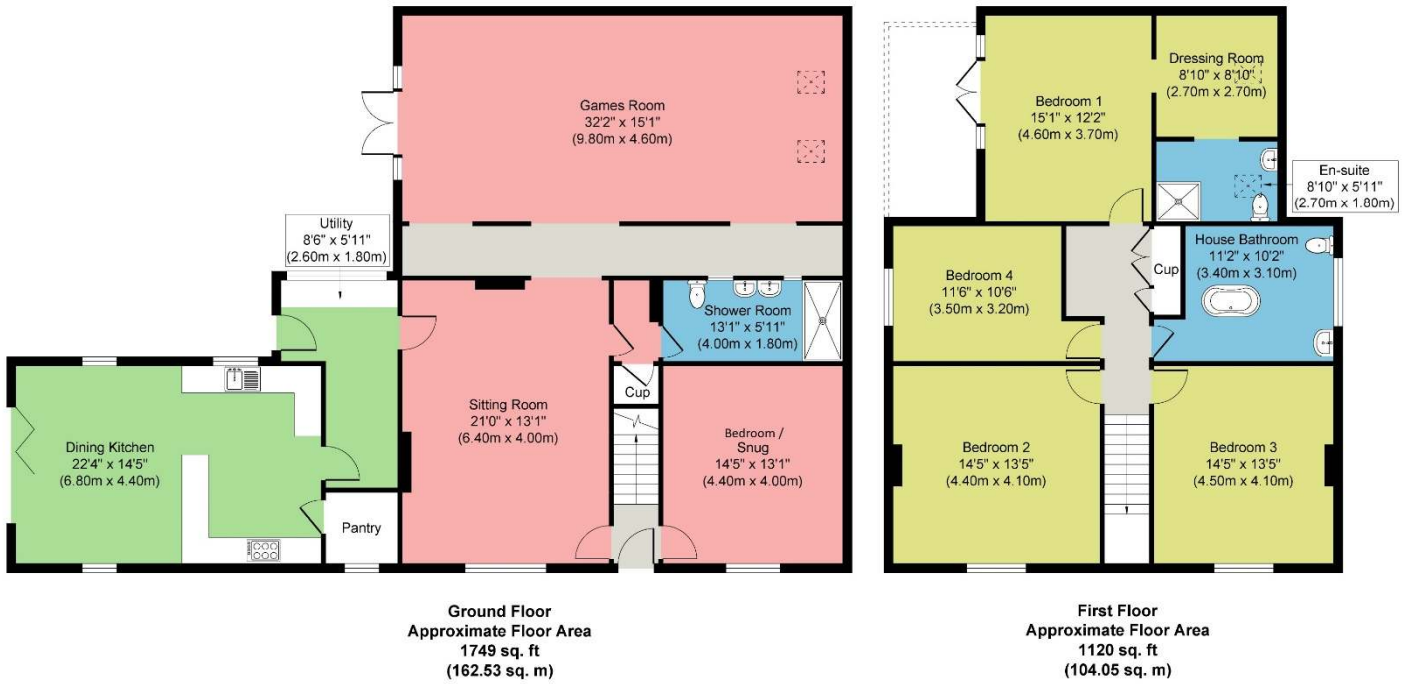
Concrete floor. Electric power and light.



GENERAL INFORMATION

Services: Mains water, electricity, and drainage.
Oil-fired central heating.
Council Tax: Band: E (Ryedale District Council).
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code: YO17 8PG.
EPC Rating: Current: D57. Potential: C77.
Viewing: Strictly by prior appointment through the Agent's office in Malton.





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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