



Chapel Farm | Thixendale, Malton

BoultonCooper

BC
Est. 1801





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Chapel Farm is a delightful and well-proportioned detached four bedroom family home with adjoining single garage. It stands in substantial gardens and grounds, extending to approximately 1.75 acres. Set in a quiet position in the picturesque village of Thixendale with spectacular countryside views. Viewing essential.

Thixendale is nestled within a scenic valley in the rolling countryside of the Yorkshire Wolds. The village benefits from a popular village pub, a parish church and a village hall. Despite its peaceful setting, a short drive away is the nearby market town of Malton, where there are wide-ranging amenities (approx. 10 miles). It is also within easy striking distance of the market towns of Pocklington and Driffield, as well as the Minster City of York.

- Immaculately presented, spacious, detached home
- Quiet rural village location in this pretty Wolds village
- Kitchen and utility/boot room, sitting/dining room, conservatory and studio/further reception room
- Four double bedrooms and two full bathrooms
- Delightful gardens and grounds, a wildlife haven extending to 1.75 acres
- Detached outbuilding with power, light and water, offering scope for alternative uses (subject to the necessary consents)

Guide Price £750,000

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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

4.57m x 1.83m x 3.78m (15'6" x 12'5")

Staircase to first floor.

OPEN PLAN SITTING/DINING ROOM

9.04m x 4.14m (29'8" x 13'7")

Front and rear aspect uPVC double glazed windows, side aspect uPVC double glazed French doors and windows. Cast iron multi-fuel burning stove, radiators. Door to conservatory. Opens to:

KITCHEN/BREAKFAST ROOM

5.03m x 3.78m (16'6" x 12'5")

Rear aspect uPVC double glazed window, range of modern base and wall mounted units, sink and drainer with chrome mixer tap over, Aga in brick recess, tiled floor, door to:

UTILITY/BOOT ROOM

9.19m x 2.84m (30'2" x 9'4")

Rear aspect uPVC double glazed window, range of base mounted units, sink and drainer, including cloakroom comprising low flush wc and wash hand basin. Door to outside.

CONSERVATORY (SW)

3.38m x 2.72m (11'1" x 8'11")

uPVC double glazed, tiled floor. Door to outside.

STUDIO/HOME OFFICE/SEPARATE RECEPTION ROOM

5.54m x 3.99m (18'2" x 13'1")

Front aspect uPVC double glazed window and sliding door.

TO THE FIRST FLOOR

LANDING

BEDROOM 1

4.65m x 4.47m (15'3" x 14'8")

Rear and side aspect uPVC double glazed windows.

BEDROOM 2

5.56m x 4.47m (18'3" x 14'8")

Front and side aspect uPVC double glazed window.

BATHROOM 1

5.11m x 2.34m (16'9" x 7'8")

Side aspect uPVC double glazed window, four piece suite comprising shower cubicle, panelled bath, low flush wc, and wash hand basin, radiator

INNER LANDING

3.48m x 0.97m (11'5" x 3'2")



BATHROOM 2

3.15m x 2.69m (10'4" x 8'10")

Rear aspect uPVC double glazed window, four piece suite comprising shower cubicle, panelled bath, low flush wc, and wash hand basin.

BEDROOM 3

4.70m x 4.34m (15'5" x 14'3")

Front aspect uPVC double glazed window rooflight to rear, fitted eaves cupboards, radiator,

BEDROOM 4

4.67m x 3.33m (15'4" x 10'11")

Front aspect uPVC double glazed window, roof light to rear, fitted eaves cupboards, radiator.

OUTSIDE

The property is approached via a private brick-set driveway with ample parking, together with substantial gardens and grounds to all sides. To the side, leading out from the conservatory is a patio and gravelled area with herbaceous planting and steps to lawned garden beyond. There are formal gardens to the front with flagstone patio area, raised vegetable beds and greenhouse. Beyond there are extensive gardens including pond and attractive wildlife areas. The substantial and beautiful grounds at Chapel Farm combine both formal areas with more natural, wildlife spaces. At the end of the property, there are delightful uninterrupted views across open countryside: a typical Wolds vista.

ADJOINING GARAGE

4.70m x 3.43m (15'5" x 11'3")

To the front, with double timber doors to the front, electric power and light, door to utility room.

DETACHED OUTBUILDING

5.23m x 3.43m plus 5.11m x 3.43m (17'2" x 11'3" plus 16'9" x 11'3")

Brick construction under a pantile roof, double timber doors to the front and side, double glazed window, personnel door to rear, with power, lights and water.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents. Tel: 01653 692151.

WHAT3WORDS

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COUNCIL TAX BAND

The property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Malton Office.

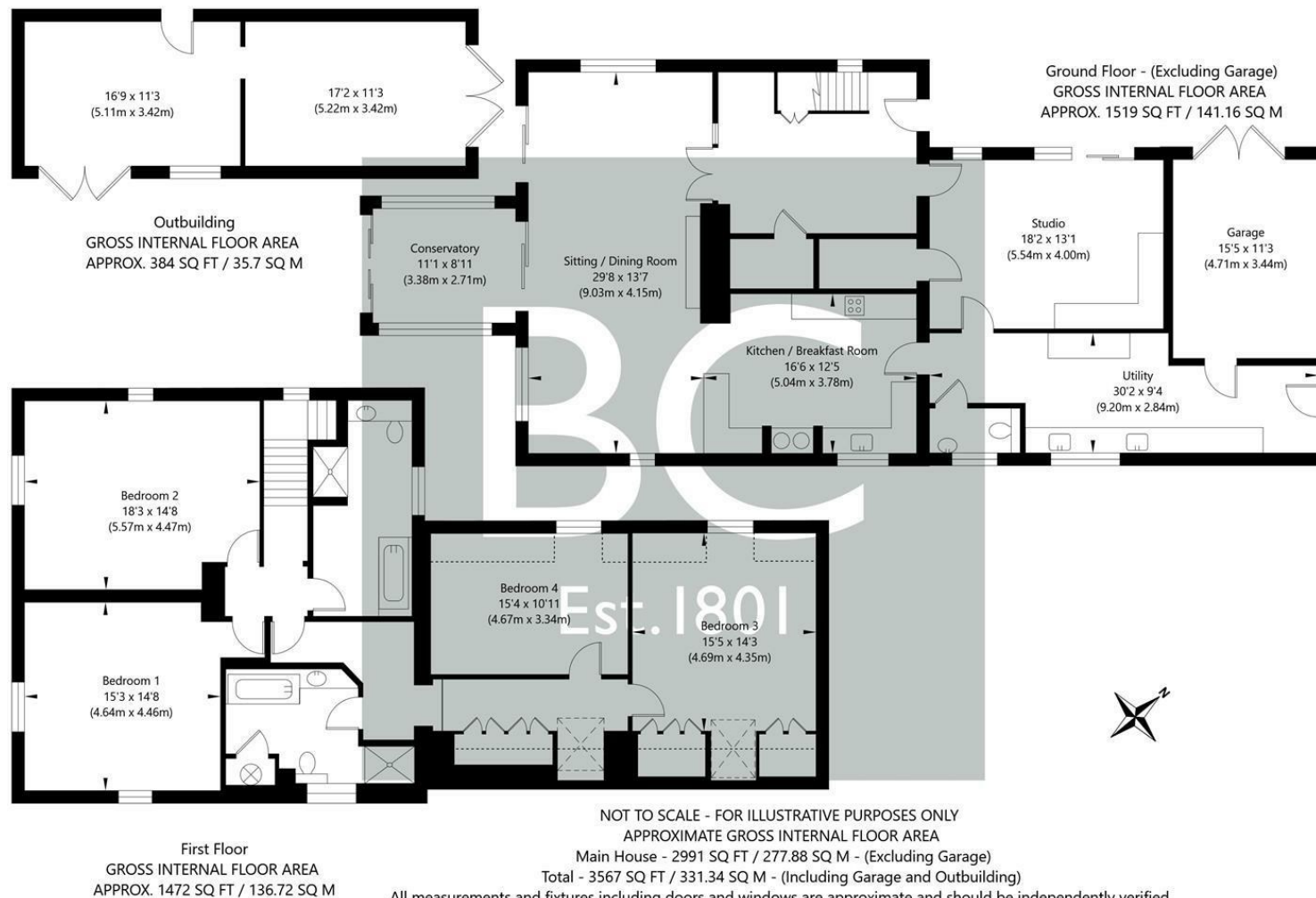




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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