



School House | Welburn, York

A deceptively spacious Grade II listed cottage in the heart of the ever popular North Yorkshire village of Welburn. Whilst the property is now in need of a programme of upgrading, it offers tremendous scope for extension and further improvements, subject to the necessary consents. To the outside, the gardens and grounds are substantial, extending in all to 0.41 acres or thereabouts, with shared access to the rear to private off street parking.

NO ONWARD CHAIN, VIEWING ESSENTIAL

- Spacious semi detached Grade II listed 2 bedroom stone cottage
- In need of a programme of modernisation and upgrading
- Sitting room, dining room, kitchen and boot
- Two double bedrooms and bathroom
- Substantial gardens and grounds
- Sought-after village location
- No onward chain
- In all 0.41 acres or thereabouts



Guide Price £295,000

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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

Staircase to first floor.

SITTING ROOM (NW)

12'5" x 12' (3.78m x 3.66m)

Single glazed Yorkshire sliding sash window to the front, open fireplace on tiled hearth, surround and mantelpiece, built in bookcase, picture rail, single radiator.

DINING ROOM

13'7" x 12'10" (4.14m x 3.91m)

Yorkshire sliding sash window to the front, open fireplace with stone surround and hearth with timber mantelpiece, twin alcoves, single radiator.

KITCHEN

18'3" x 9'3" (5.56m x 2.82m)

Range of base and wall mounted units, 1.5 bowl sink and drainer with chrome mixer tap, Eurostar oil fired boiler, plumbing for washing machine, electric cooker point with extractor fan over, tiled floor, 3.no single glazed timber windows to the rear and side, single radiator.

BOOT ROOM

11'9" x 4'7" (3.58m x 1.40m)

Door to outside, single glazed timber window to the rear.

ON THE FIRST FLOOR

BEDROOM 1(NE)

15'3" x 12'7" (4.65m x 3.84m)

Single glazed Yorkshire sliding sash windows to the front and side, over stairs cupboard, double radiator.

BEDROOM 2 (NW)

12'8" x 12'4" (3.86m x 3.76m)

Single glazed Yorkshire sliding sash window to the front, single radiator.

BATHROOM

Four piece suite comprising panelled bath, shower cubicle with tiled enclosure and glazed door, Mira electric shower, low flush wc, and pedestal wash hand basin, chrome heated towel rail, single glazed timber window to the side, airing cupboard with hot water cylinder and shelving.

OUTSIDE

The gardens and grounds to School House are substantial, extending to 0.41 acres or thereabouts.. To the front, the property is set back from the village street with lawned gardens flanked by with herbaceous borders and low level stone. Walkways to the side and rear lead to the rear gardens comprising steps up to substantial lawned gardens with herbaceous borders and apple trees, and specimens including silver birch, beech, laurel, robinia and hawthorn hedgerows. There is a former coal store of stone construction under a pantile roof and greenhouse. Oil tank. The property also benefits from a vehicular access off a shared right of way and a monopitch carport to the rear. The gardens and grounds are also in need of some attention, but to find a property with such space and scope for improvements is a rarity.

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 with no onward chain. The property is currently owned by the Castle Howard Estate. As part of the disposal of this property, the following covenants will apply:

- 1) The purchasers and their successors in title will be required to obtain permission from the Estate to erect any structure or building on the property.
- 2) The entirety of the property is to be occupied as a single dwelling only.

VIEWING

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

WHAT3WORDS

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COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

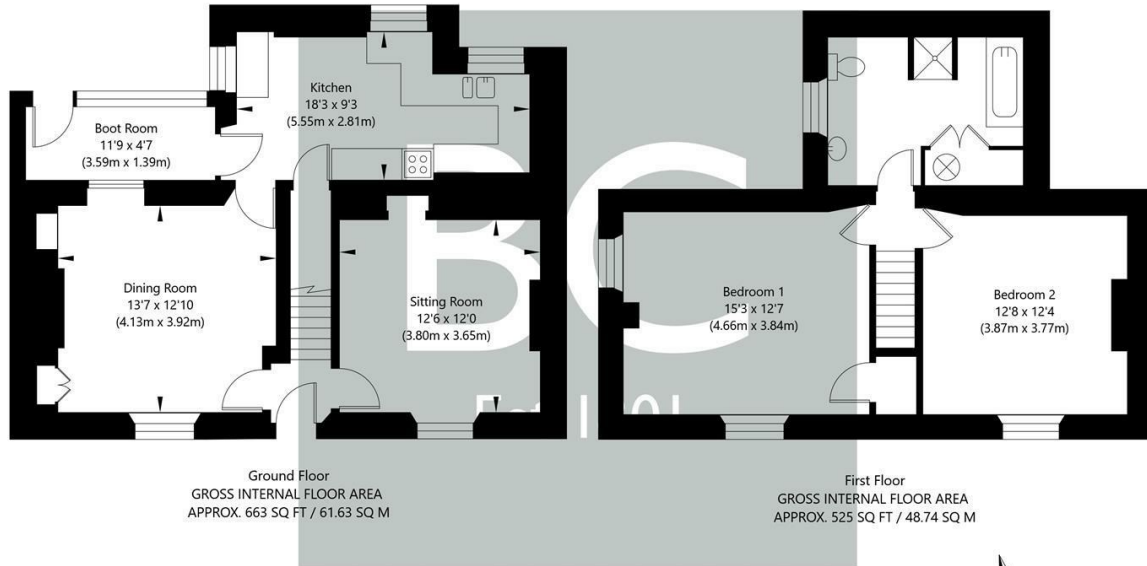
Assessed in Band D. The full EPC can be viewed at our Malton Office.

ENVIRONS

Welburn is a delightful North Yorkshire village with an array of services and amenities, including primary school and active village hall and church; pub and restaurant and bakery, deli and café. The village is conveniently located 5 miles south-west of Malton and 15 miles from the City of York. The magnificent Castle Howard Estate is also on the doorstep.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1188 SQ FT / 110.37 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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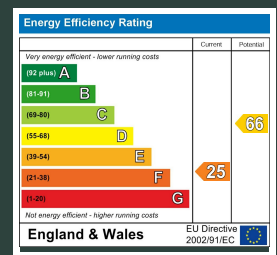
ENERGY PERFORMANCE RATING

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