

**The Old School, West Knapton,  
North Yorkshire, YO17 8JB  
Guide price £775,000**

The Old School is a four bedroom former school, enjoying a generous plot, which dates back to the early 1800's and is situated in the desirable village of West Knapton between the City of York and the Yorkshire coast. This period property was restored in 1912 and officially closed as a school in 1976. Our vendors have lived here for over 35 years and have lovingly restored the house, to create a wonderful family home providing modern day living whilst retaining the history, character and features of the property throughout.

Externally the property has a gravelled driveway with parking for multiple vehicles, garages, workshop and out stores, the school yard forms part of a walled garden whilst the main lawn is surrounded by an established wild flower garden, interesting trees, a variety of fruit and nut trees, raised vegetable beds and shrubs. In all a very well stocked garden, carefully designed to be as low maintenance as possible, yet provide a stunning show year in year round.

West Knapton is a conveniently situated village, located approximately 7 miles east of the sought-after market town of Malton and roughly 17 miles west of Scarborough. The nearby village of Rillington offers a good range of basic amenities, including primary school, Doctor's surgery, two pubs and a village shop and post office. There is easy access to the A64 for anyone commuting plus a good regular bus service. The East Coast is readily accessible along with York to the west and the motorway network beyond.

EPC RATING E

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	52
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

**Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



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6-8 Market St, Malton, North Yorkshire YO17 7LY

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#### STUDY

8'0" x 10'0" (2.44 x 3.07)

Door to front aspect, window to side aspect with extensive views, power points, radiator

#### SITTING ROOM

18'8" x 35'3" (5.71 x 10.75)

Windows to rear and side aspects, oak flooring, exposed beams, hand crafted fire surrounds with Italian wood burning stove and open fireplace, radiators, power points. Originally the classroom of the former school.

#### KITCHEN

10'0" x 12'11" (3.07 x 3.95)

Windows to side aspects, tile flooring, range of tradition wooden base and wall units with granite worktops, Belfast sink with tap, Oil fired Aga, integrated fridge's, extractor, power points.

#### DINING/SUN ROOM

15'2" x 12'10" (4.64 x 3.92)

Sunroom with lantern roof built 2004. Double doors to both side aspects, windows to side aspects, wood flooring, bespoke built alcove cabinets, radiator, power points, lantern roof, spot lights.

#### INNER HALL

Power points, radiators

#### BEDROOM FOUR

14'7" x 12'0" (4.45 x 3.68)

Window to rear aspect, bespoke Walnut window seat, skirtings and wardrobes, power points, radiator, loft hatch

#### SNUG

18'9" x 12'0" (5.74 x 3.68)

Window to rear aspect, wood flooring, power points, radiator, feature fireplace with open fire.

#### BEDROOM THREE

14'7" x 16'0" (4.45 x 4.88)

Window to rear aspect, power points, radiator, built in wardrobes.

#### BEDROOM TWO

13'0" x 13'11" (3.98 x 4.26)

Window to rear aspect, built in wardrobes, power points, radiator.

#### CLOAKROOM

5'4" x 10'5" (1.63 x 3.18)

Inner hall space with coat and shoe storage. Views of the stain glass window

#### BATHROOM

Window to side aspect with exceptional views of the garden, roll top bath strategically placed for the perfect view across the garden, wash hand basin with pedestal, low flush WC, corner shower, exposed beams, radiator.

#### UTILITY

9'10" x 7'5" (3.01 x 2.28)

Door and window to side aspect, space for washing machine, space for tumble dryer, space for freezer, worktop with tiled splashback, power points, radiator. (Extension added in 2008)

#### BEDROOM ONE

15'2" x 17'3" (4.63 x 5.28)

Double doors onto garden, windows to side aspect, power points, spot lights, radiator. (Extension added 2008)

#### EN-SUITE

Wash hand basin, low flush WC, tiled flooring (Extension added 2008)

#### GARDEN

Planted 35 years ago. With a variety of interesting trees and shrubs.

36 fruit and nut trees, including,

Apricots, 2 peaches, 8 apples, 7 pears 3 morello cherry 8 eating apples one large cooking apple, 3 plums 3 cob nuts, and a large walnut providing lots of nuts if you can beat the squirrel.

A great many flowering shrubs which run through, and divide the main garden into a series of rooms which include 4 large philadelphus, morning and evening scented, lilacs, rock roses, dog woods, brubrus, forsythia, spiraea (bridal bouquet) , mahonia, potentilla, viburnum tinus, and lots of wisteria, and clematis. They even have holly for Christmas. Over 60 trees in the mini arboretum some rare and interesting like snake skin maple, or red flowering prunus, and others more common such as wild cherry silver birch, oak hawthorn, willow, maple and 7 large poplars. A woodland path that runs along the back of the garden, which occasionally has field mushrooms and puff balls. The main lawn is surrounded by an established wild flower garden which self seeds, with large swathes of field campion, ox eye daisies fox gloves, stocks, poppies lupins etc mixed with the odd signature plant such as evening primrose, bergamot or hollyhocks. In late summer the owners have lots of verbena in large beds which always look amazing. The veg garden has early and late raspberries, strawberries, white current, and gooseberries, rosemary, thyme, and chives, with loganberries growing on the school wall. In all a very well stocked garden, carefully designed to be as low maintenance as possible, yet provide a stunning show year in year out.

#### BOILER ROOM

Boiler

#### SCHOOL YARD

The school yard forms a walled garden, with its own micro climate, ideal for growing Mediterranean herbs, and flowers, Lavender, Giant Hollyhock, fox gloves, aquilegia, grow freely in the joints between the stone flags, whilst on the walls we have honeysuckle, clematis, and passion flower .

#### SERVICES

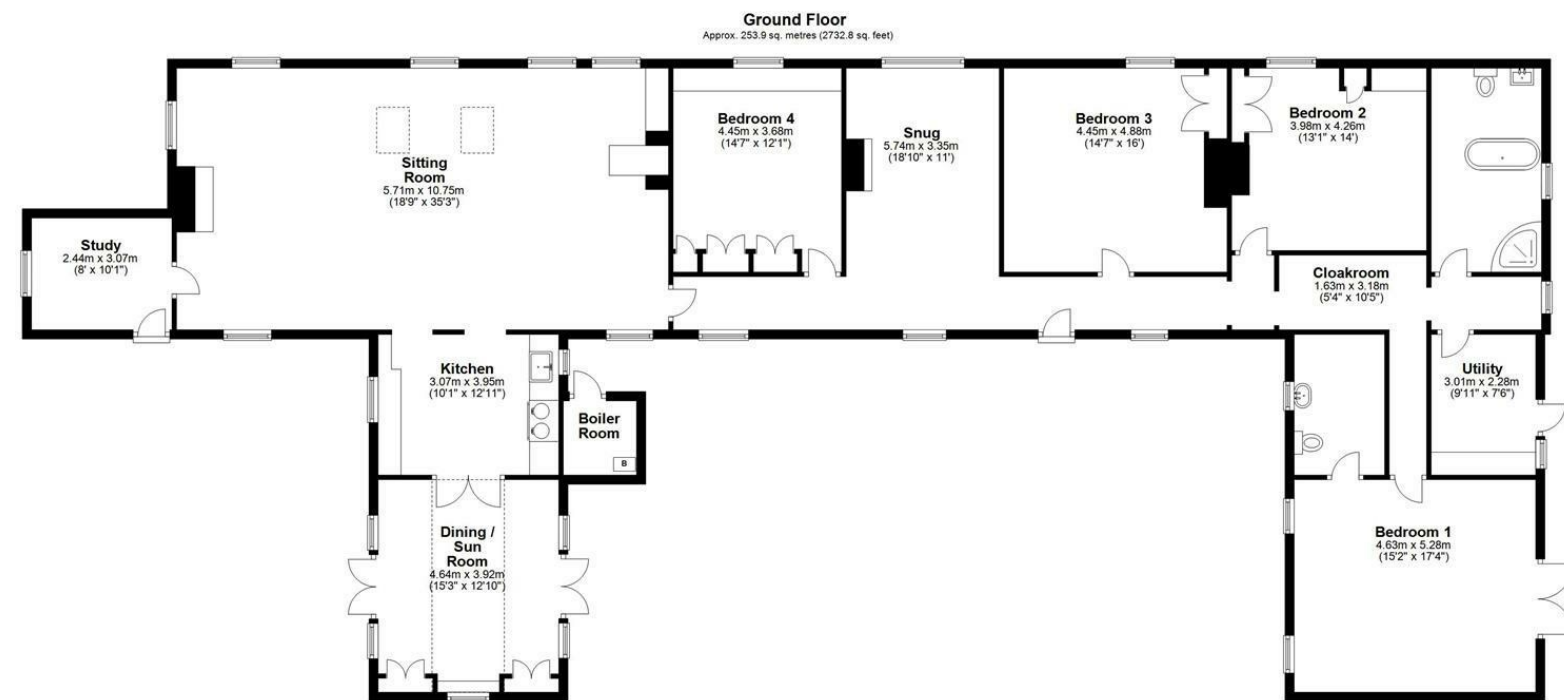
Pitched, 270 mm loft insulation, Boiler and radiators, oil heating, mains drainage.

#### COUNCIL TAX BAND F

#### OUTBUILDINGS/GARAGE

Garages, workshops, log store built 2006 by current owners with full thought of transforming to an annex if needed with insulation,

Along the workshop wall are 2 white grape vines, 1 red grape vine. Has been known to provide 200 bunches of grapes for wine making or to eat fresh.



Total area: approx. 253.9 sq. metres (2732.8 sq. feet)  
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