



**Struan Church Lane**  
**Welburn, North Yorkshire YO60 7EG**  
**Offers over £425,000**

  
**WILLOWGREEN**  
ESTATE AGENTS



Struan is detached two bedroom bungalow situated in a delightful cul de sac with wonderful far-reaching views of open countryside in the village of Welburn, within the Howardian Hills Area of Outstanding Natural Beauty.

The overall accommodation extends to approximately 1050sq ft and briefly comprises: entrance hall, living room, dining room, kitchen with AGA, master bedroom, second bedroom and upgraded family bathroom. There is air source heating throughout and windows are double-glazed. The loft is fully boarded and offers further potential subject to necessary planning.

Outside there is a single adjoining garage and driveway parking along with a good size low maintenance rear garden and front garden which is largely down to lawn and bordered by mature shrubs and trees.

The village of Welburn lies within the Howardian Hills Area of Outstanding Natural Beauty approximately 1 mile from the magnificent Castle Howard and Aboretum. This friendly village also has the benefit of a public house, bakery, a well-supported village hall (hosting various events), church and well regarded Primary School. There are lovely views to Castle Howard, the Pyramid and beyond. The A64 Leeds Scarborough trunk route is within a mile of the village giving good access to the East coast, the City of York and the motorway network beyond.

EPC RATING C



**ENTRANCE HALL**

Door and windows to side aspect, wood flooring, power points, radiator, loft access (ladder, velux windows and fully boarded)

**KITCHEN**

9'8" x 7'9" (2.97 x 2.37)

Door and window to side aspect, range of extra tall wall and base units with worksurfaces, ceramic sink and mixer tap, electric Everhot cooker, extractor fan, built in microwave, integrated fridge, tile flooring, power points, radiator.

**LIVING ROOM**

11'11" x 21'9" (3.65 x 6.64)

Window to front aspect, wood flooring, LPG fireplace, wall lights, bespoke built storage shelves, power points, radiator, TV point.

**DINING ROOM**

Window to side aspect, wood flooring, power points, radiator.

**BEDROOM ONE**

13'1" x 10'7" (3.99 x 3.24)

Window to rear aspect, power points, radiator, built in wardrobes/storage

**BEDROOM TWO**

11'11" x 10'11" (3.64 x 3.35)

Windows and French doors to rear aspect, wood flooring, power points, radiator

**BATHROOM**

Window to side aspect, wood flooring, part panelled walls, freestanding roll top bath, low flush WC, wash hand basin with vanity, walk in corner shower cubicle with electric shower, extractor fan.

**GARDEN**

Good size low maintenance rear garden with raised beds, summer house with power and lighting, veranda seating area to enjoy the spectacular views of open countryside. The front garden which is largely laid to lawn and bordered by mature shrubs and trees.

**GARAGE**

Hinge doors, plumbing for washing machine, power and lighting.

**PARKING**

Parking for multiple vehicles.

**SERVICES**

Air Source Heat Pump, Mains Electric, Mains Drainage

**COUNCIL TAX BAND E**

North Yorkshire Council

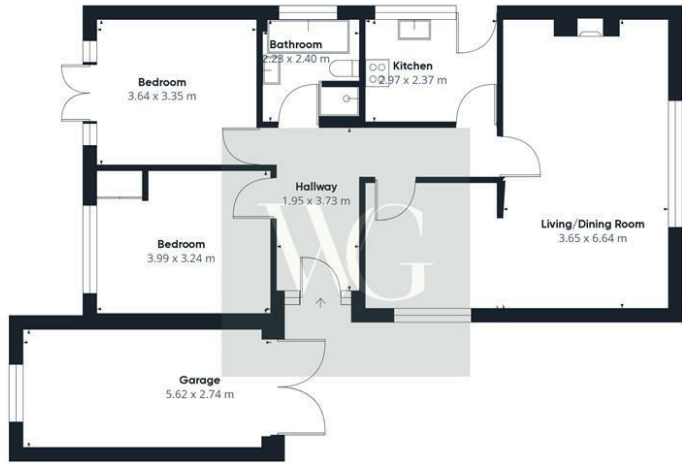












Floor 1



Floor 2

WG

Approximate total area<sup>(1)</sup>  
113.2 m<sup>2</sup>

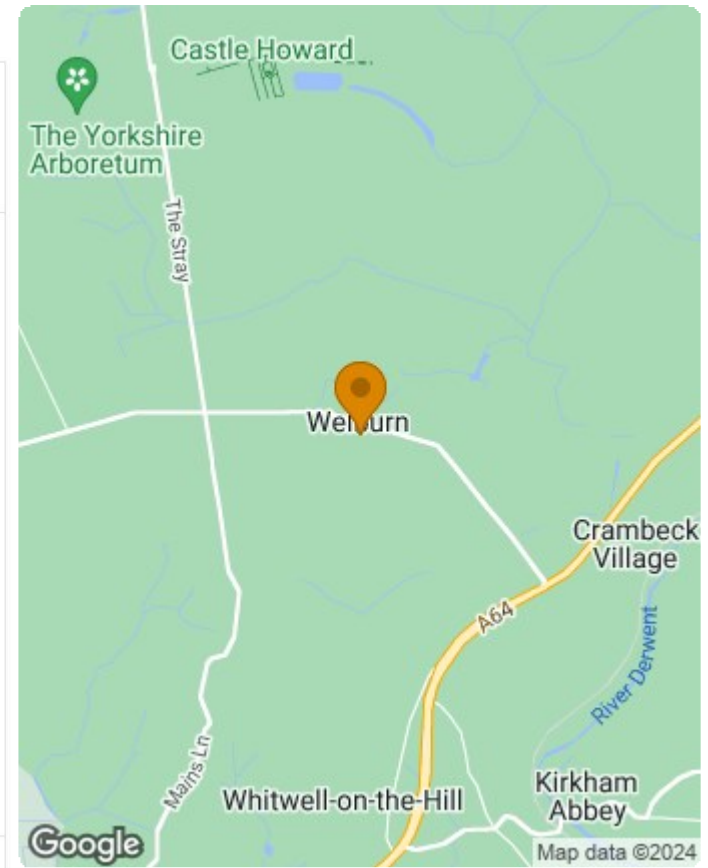
Reduced headroom  
4 m<sup>2</sup>

(1) Excluding balconies and terraces

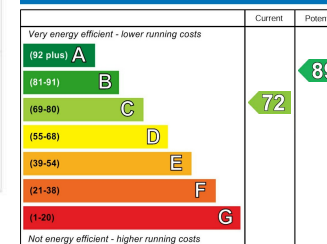
Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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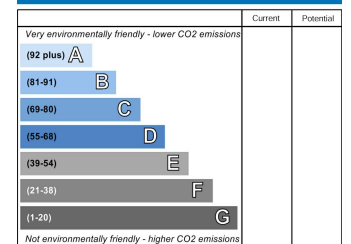


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC



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