



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	96
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	54
(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	
(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

## The Hollies, The Hollies, Ryton, North Yorkshire, YO17 6RZ Guide price £575,000

The Hollies is a extended, stone built, four bedroom detached bungalow set in approximately an acre and half of land with enclosed paddock, stables, useful large workshop/outbuilding, plus detached office with plumbing electrics and heating, located in the quiet village of Ryton.

This property comprises; entrance porch into sitting room, open plan kitchen/dining room with stove, Master bedroom with en-suite, second bedroom with walk in wardrobe plus two further bedrooms and modern house bathroom.

A double gated, gravelled drive with ample space to park is at the front, leading to a detached office which subject to securing the necessary consents there is potential to convert to create additional accommodation or self-contained annexe or guest suite. The gardens and grounds are well maintained, laid mainly to lawn and include a variety of fruit trees and shrub borders. The majority of the plot enjoys a very pleasant southerly aspect, bordering your own paddock at the rear and enjoys open rural views.

The property is in a completely rural location, yet offers all the facilities required in Malton within a few minutes drive. This lovely market town is known as Yorkshire's food capital and offers a broad range of shops and local amenities. Benefiting from a popular rail link via York to the East Coast network, so that London is accessible in a little over 2½ hours. Whitby and North York Moors National Park lie to the North and the coast at Scarborough just a 30 minute drive to the East. The A64 to York and Leeds is also easily accessible making this property ideal for commuters and just a 30 minute drive to the east on the A64, with Dalby Forest less than 12 miles away.

EPC RATING E



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

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**ENTRANCE PORCH**

Tiled floor.

**SITTING ROOM**

15'5" x 11'11" (4.70 x 3.64)  
Window to front aspect, open fire with brick surround and wooden mantle, TV point, power points, radiator.

**KITCHEN/DINING ROOM**

13'6" x 10'2" (4.14 x 3.12)  
Window to side aspect and double French doors to rear aspect, freestanding log burner, range of wall and base units, Ceramic sink and drainer unit with mixer taps, plumbing for dishwasher and plumbing for washing machine, space for tumble dryer, space for cooker with extractor hood over, space for fridge/freezer, fitted dining bench, power points, radiator.

**HALLWAY**

Power points, radiator

**BATHROOM**

Window to rear aspect, enclosed bath with mixer taps, electric shower, low flush WC, hand wash basin with pedestal, heated towel rail, extractor fan, fully tiled.

**BEDROOM ONE**

14'4" x 9'8" (4.38 x 2.96)  
Window to front aspect, power points, TV point, radiator.

**EN-SUITE**

Part tiled, panel enclosed bath with bespoke storage, low flush WC, wash hand basin with pedestal, heated towel rail, extractor, spot lights

**BEDROOM TWO**

10'1" x 12'2" (3.09 x 3.71)  
Window to front aspect, power points, radiator.

**DRESSING ROOM**

Power and lighting

**BEDROOM THREE**

14'3" x 7'0" (4.36 x 2.14)  
Window to rear aspect, power points, radiator.

**BEDROOM FOUR**

9'7" x 7'3" (2.94 x 2.22)  
Window to rear aspect, power points, radiator.

**OUTSIDE**

The gardens and grounds are well maintained, laid mainly to lawn and include a variety of fruit trees and shrub borders. The majority of the plot enjoys a very pleasant southerly aspect, bordering your own paddock at the rear and enjoys open rural views.

**OUTBUILDING/OFFICE**

French doors to side aspect, power, lighting, fully insulated and WC area with low flush WC and wash hand basin.

**WORKSHOP/OUTBUILDINGS**

Substantial purpose-built outbuilding/workshop with with power, lighting and portable container currently used for further storage is located to the side. Fully weather-proof with shipping container double doors.

**STABLES**

Timber construction stables with hay & feed storage.

**SERVICES**

Dual fuel boiler, septic tank, mains electric.

**COUNCIL TAX BAND C**

**ADDITIONAL INFORMATION**

Extended by the current owners in 2022/2023  
Land registry available on request.

