

3, Temperance Courtyard, York, North Yorkshire, YO60 7DZ Offers in excess of £799,950

Energy Efficiency Rating	
Current	Potential
69	75

Environmental Impact (CO ₂) Rating	
Current	Potential

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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

3 Temperance Courtyard is a deceptively spacious, high quality family house, constructed in 2002, set in a charming courtyard setting. This detached village home offers a practical layout with excellent sized rooms arranged over three floors. Off-street parking for several vehicles, established landscaped gardens and summer house, benefitting from outstanding views of the Castle Howard Estate.

The accommodation briefly comprises: entrance hall, breakfast kitchen with island and access to the integral garage. An inner hall leads to the cloakroom, laundry room, dining room opening into the study. Sitting room with an open fire, leads into the conservatory. On the first floor is a master bedroom suite with walk-in wardrobe and en-suite shower room, main house bathroom, guest bedroom with en-suite shower room, two further bedrooms one of which presently doubles as a home office and the other a sewing room. A further staircase leads to the second floor on which there are two further double bedrooms.

The property is situated within the heart of Welburn village, which offers a variety of local amenities including award winning country inn and restaurant, café, delicatessen and bakery, village hall with an active community, and primary school. The ever-popular market town of Malton, with its extensive shopping and transport facilities is less than 5 miles away, and Welburn provides easy access to the A64 for commuting to York and Leeds further afield.



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ENTRANCE HALLWAY

Underfloor heating throughout entrance hall and kitchen

BREAKFAST KITCHEN

14'5" x 18'2" (4.40 x 5.55)
Range of bespoke 'Hovingham Interiors' oak base mounted units with marble work surfaces over, bespoke and unique design of extra units and kitchen island built in 2023. 4 oven oil-fired AGA with twin hot plates and Delftware tiled surround, extra wide French enamel sink with chrome mixer taps over, integral dishwasher, and electric underfloor heating. Side aspect timber framed double glazed window, internal door to the adjoining double garage. Double French doors leading to the rest of the house.

GUEST CLOAKROOM

With low flush wc, pedestal wash hand basin, and single radiator.

UTILITY ROOM

Range of fitted units, sink with taps over, hot water cylinder, oil-fired boiler, tiled floor, plumbing for a washing machine, space for a tumble dryer, and radiator.

DINING ROOM

13'5" x 11'6" (4.10 x 3.53)
Front aspect arched timber framed double glazed window, exposed timber floor, double radiator, and double doors to:

STUDY

12'7" x 9'4" (3.86 x 2.87)
With side aspect timber framed double glazed window, built-in bookcase and storage unit by Matthew Rohan, providing a useful space for home working or library space.

SITTING ROOM

29'9" x 19'4" (9.09 x 5.90)
An exceptionally spacious triple aspect room with timber framed double glazed windows to the side and rear, open fireplace into brick recess on a stone hearth with timber mantelpiece, 2 no. double radiators, 1 no. single radiator, and arched glazed door to:

CONSERVATORY

11'1" x 15'0" (3.38 x 4.58)
Windows to front side and rear aspect, double opening door out onto the rear patio, internal/external power points, radiator.

FIRST FLOOR LANDING

MASTER BEDROOM

17'0" x 13'8" (5.19 x 4.18)
A dual aspect room with timber framed double glazed windows to the side and rear, arguably enjoying the best of the views of the garden and Castle Howard beyond. Exposed timber ceiling beam, and double radiator. Door to a walk-in wardrobe/dressing room, and separate door to:

WALK IN WARDROBE

Radiator.

EN-SUITE

A three-piece suite comprising shower cubicle with chrome shower fittings, low flush wc, and pedestal wash hand basin. Rear aspect opaque timber framed double glazed window, 'Iroko' wooden floor, and cast iron antique style radiator with towel rail.

BEDROOM TWO

10'9" x 11'7" (3.28 x 3.55)
Front aspect timber framed double glazed window, radiator, and separate door to:

EN-SUITE

A three-piece suite comprising shower cubicle with chrome shower fittings, low flush wc, and pedestal wash hand basin. Radiator.

BEDROOM THREE

9'8" x 9'7" (2.95 x 2.94)
- A dual aspect room timber framed double glazed windows to the front and side, and radiator.

BEDROOM FOUR

6'10" x 9'4" (2.09 x 2.87)
With side aspect timber framed double glazed window and radiator, and currently being utilised as an additional home office.

BATHROOM

A three-piece suite comprising cast iron roll top bath with shower facility, low flush wc, and extra large wash hand basin. Side aspect opaque timber framed double glazed window, part-tiled walls, and radiator.

SECOND FLOOR LANDING

BEDROOM FIVE

13'7" x 15'9" (4.15 x 4.81)
With front aspect timber framed double glazed window, velux rooflight, and double radiator.

BEDROOM SIX

13'7" x 13'10" (4.15 x 4.23)
With rear aspect timber framed double glazed window offering spectacular views of Castle Howard, velux rooflight, and double radiator.

OUTSIDE

Outside - The property is situated within a small development of five houses, and is approached via a shared private driveway leading to off-street parking for multiple vehicles and the integral double garage. To the front of the property, there is a walled courtyard garden with established climbing rose and soft planting, enjoying a delightful southerly aspect, ideal for al fresco dining.

A gravelled driveway leads to a five-bar gate, opening out to the main garden and grounds. A substantial patio and decked area area wraps around the conservatory, complemented by herbaceous borders, which overlook the fabulous grounds. The lawned gardens are interspersed with mature tree specimens, including hazelnut, red magnolia, willow, pear, and plum, grape vine, and Japanese acers.

The gardens gently slope down and open out to an expansive lawned area with pond, summerhouse, and beck beyond. Attractive seating areas provide the perfect pitstop to enjoy the gardens and open countryside beyond. The situation of this property allows for some of the finest views of the south elevation of Castle Howard, in particular, and its magnificent Estate.

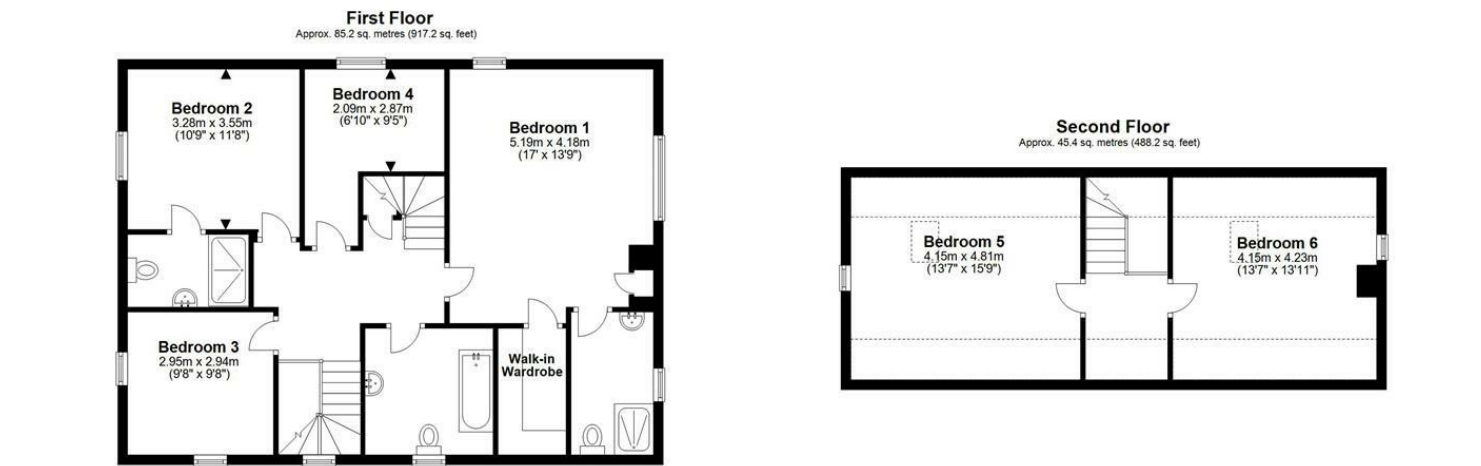
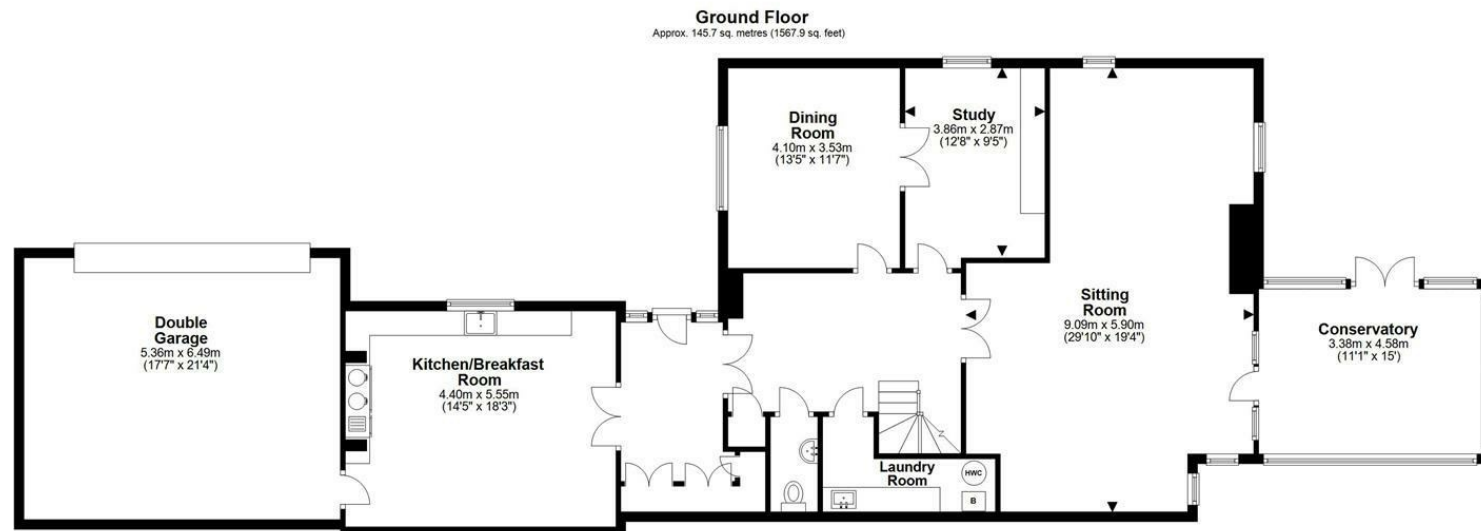
SERVICES

We understand that the property is connected to mains electricity, water, and drainage supplies. Oil-fired central heating, plus electric underfloor heating to the kitchen. Fibre broadband is direct to the property with download speeds of 150Mbps and upload speeds of 30Mbps, with scope to be raised to 500Mbps and 100Mbps if required. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

COUNCIL TAX BAND G

DOUBLE GARAGE

With electric power and light, and up and over door.



Total area: approx. 276.2 sq. metres (2973.4 sq. feet)
3 Temperance Courtyard, Welburn

