



**The Firs 64 Middlecave Road
Malton, North Yorkshire YO17 7NE
Offers in the region of £1,300,000**



WILLOWGREEN
ESTATE AGENTS

SOLD OFF MARKET BY WILLOWGREEN

The Firs is a magnificent Victorian villa dating from the 1890s offering accommodation of over 4100 square feet across four floors. This period home has been transformed by the current owner following a vast renovation and offers contemporary living whilst retaining original features. It boasts one of the largest plots in the centre of town, extending to 0.6 acres.

A state-of-the-art extension at the rear has created a superb entertaining space with floor to ceiling glazing offering garden views and an abundance of natural light. Attention should be drawn to the quality of the build with high end fixtures and fittings used throughout including a German kitchen, slimline glazing, underfloor heating and speakers/sound

The ground floor space has been designed with practical living and entertaining in mind and includes an impressive open minimalist kitchen/dining/living space that connects to the outside. It is approached from the main entrance hall via a cantilevered steel staircase with oak treads and glazed balustrade. Porcelain floor tiles continue seamlessly from inside through to the outdoor garden terrace creating the illusion of a living space that extends beyond the house.



SUMMARY

The Firs is a magnificent Victorian villa dating from the 1890s offering accommodation of over 4100 square feet across four floors. This period home has been transformed following a vast renovation and boasts one of the largest plots in the centre of town, extending to 0.6 acres. A state-of-the-art extension at the rear has created an excellent entertaining space with floor to ceiling glazing offering garden views and an abundance of natural light. Attention should be drawn to the build with high end fixtures and fittings used throughout, including a German kitchen, slimline glazing, underfloor heating, speakers/sound system offering contemporary living whilst retaining original features.

The ground floor space has been designed with practical living and entertaining in mind and comprises of; side entrance hall, guest cloakroom, guest bedroom with ensuite, family room/home office and impressive open minimalist kitchen/dining/living space that connects to the outside. The porcelain floor tiles continue seamlessly from inside through to the outdoor garden terrace creating the illusion of a living space that extends beyond the house. Siemens double steam ovens with warming drawers, integrated appliances and Dekton island unit with induction hob, retractable extractor fan, and ceramic sink with Quooker tap providing boiling, filtered, chilled and sparkling water and wine fridge.

A cantilevered steel staircase with oak treads and glazed balustrade makes a grand ascent to the first floor. A traditional panelled front door opens to the vestibule with original stained-glass window, giving access to the hallway. The front drawing room is characterised by its painted floorboards, handsome fireplace and doorway to an elegant south-facing veranda with moulded arches and ornate wooden tracery; natural light pours through the full-height windows in the corner bay giving far-reaching views. Adjacent is a formal dining room providing ample space for family dining; the room has a pair of sash windows and an open fire housed in an ornate fireplace. This floor has a well-equipped butler's pantry/laundry room with handmade Hovingham Interiors cabinetry.

On the second floor are two elegantly proportioned double bedrooms, and a house bathroom. The principal bedroom has a deep corner bay with a freestanding roll-top bath positioned to enjoy glorious views towards the Yorkshire Wolds; alongside is a large dressing room with fitted wall-to-wall wardrobes. On the third floor are two further double bedrooms and a single bedroom with high ceilings that are serviced by a second generously sized house bathroom. All three bathrooms are luxuriously appointed with underfloor heating and are designed with Villeroy & Boch, Hans Grohe & Vitra fixtures and fittings.

OUTSIDE

A wrought-iron garden gate on a raised forecourt, framed by a sweeping clipped box hedge, leads to the traditional stone steps and front entrance to the house. Double wrought-iron gates open to the drive, flanked by an alpine rock garden on one side and Portuguese laurel hedging on the eastern boundary. The drive passes the side entrance to the house and terminates alongside the illuminated terrace accessed from the kitchen/living/dining room. The extensive rear garden is a private space, bounded by recently erected fencing on two sides and by a high stone south-facing wall at the rear where a well-established fig tree takes residence. There is a double loose box constructed in timber, ideal for storage, as well as a brick-built outbuilding potting shed and garden shed. The garden is predominantly lawned with a fruit orchard and some mature trees including, willow and silver birches.

SERVICES

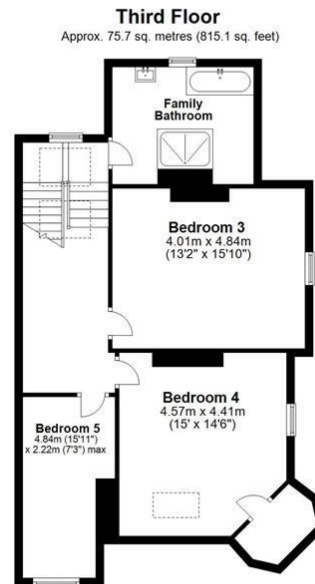
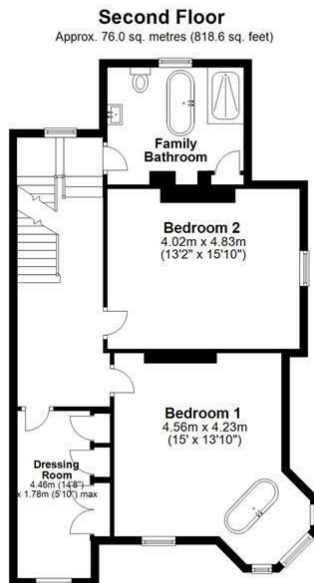
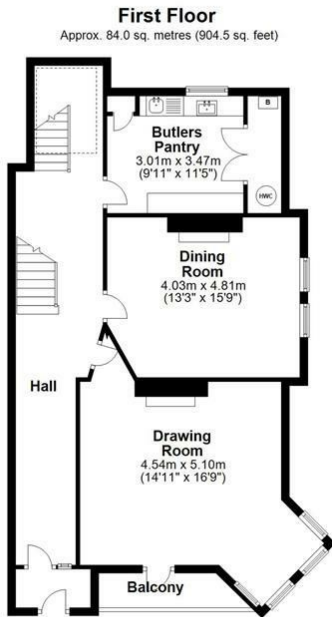
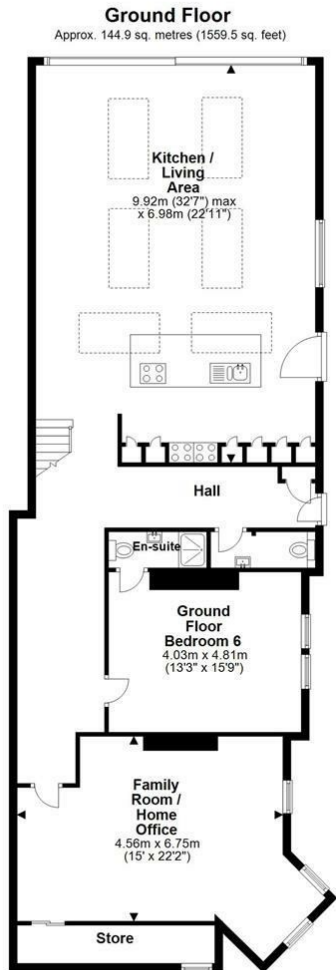
Services & Systems: All mains services. Gas central heating. Zoned central heating. Pressurized hot water system. Fibre broadband.

TENURE

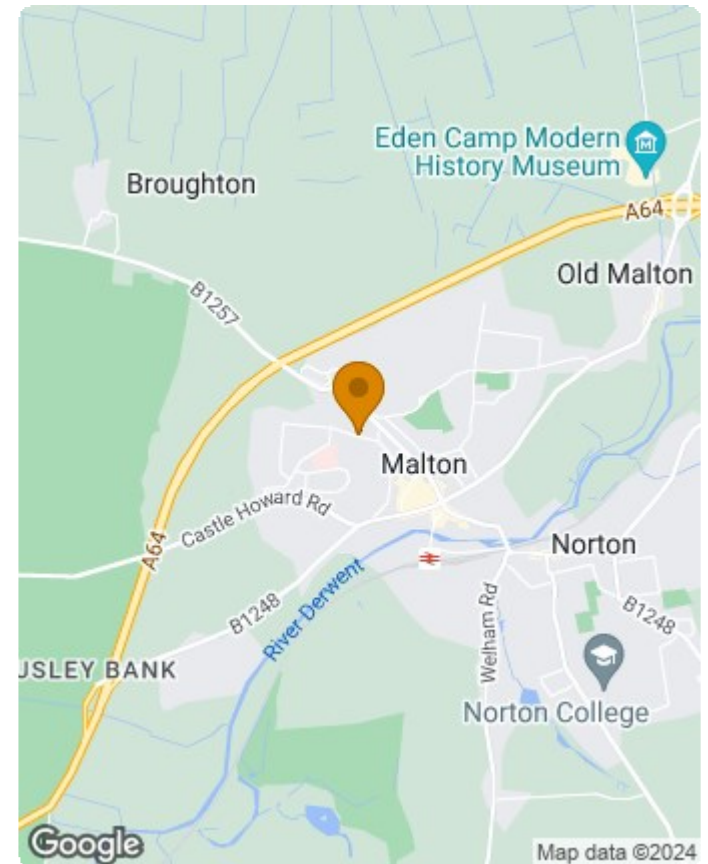
Freehold.







Total area: approx. 380.7 sq. metres (4097.6 sq. feet)
64 Middlecave Road, The Firs



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	64	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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