

Energy Efficiency Rating	
Current	Potential
74	80

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

The Meadows, Malton, North Yorkshire, YO17 8EY Offers over £595,000

The Meadows is an exceptional six bedroom family home situated over three floors, built by local builders offering spacious & well appointed accommodation of over 3000 sq ft. Finished to an extremely high standard with almost one third of an acre facing South, located within this quaint village location with a double garage & workshop, useful garden room with kitchenette driveway parking and open views to the rear.

The accommodation briefly comprises; entrance hall with guest cloakroom, triple aspect sitting room with log burner, a large open-plan kitchen/dining room and a utility room. From the first floor landing a hidden doorway opens into an impressive master bedroom suite with dressing area, en-suite shower room and beautiful balcony overlooking the back garden. Further to this is a guest bedroom with en-suite shower room, four more double bedrooms (one currently used as a home office) and stylish house bathroom.

The house is set behind a lawned front garden, enclosed by a hornbeam hedge. There is ample parking on drives to both sides of the house; the main one wraps around the back leading to an extensive paved courtyard. A substantial double garage, which is integral to the house and can be accessed from both drives. The vast majority of the garden lies to the rear and is mostly laid to lawn. There are several areas of terracing, which are ideal for dining and relaxing, including one at the top of the garden which enjoys stunning views to open countryside beyond the village.

The village of Weaverthorpe lies in the beautiful countryside of the Yorkshire Wolds, within the Ryedale District of North Yorkshire. The market towns of Malton and Driffield, and the popular East Yorkshire Coastal resort of Scarborough, all lie within a 15 mile radius, offering wide ranging amenities.

EPC RATING C



ENTRANCE HALLWAY

Staircase to the first floor, tiled floor, recessed spotlights, radiator.

GUEST CLOAKROOM

Tiled floor, low flush WC , hand wash basin, extractor fan.

SITTING ROOM

23'11" x 11'9" (7.30 x 3.60)
Window to front and side aspect, double French doors opening onto rear courtyard, oak flooring, exposed wooden beam, iron log burner set within a carved stone surround and hearth, telephone point, power points, spotlights, power points, radiators.

KITCHEN/DINING ROOM

24'3" x 18'4" (7.40 x 5.60)
Windows to front side and rear aspect, tiled flooring, range of shaker style kitchen wall and base units with granite work surfaces and tiled splashback, ceramic sink and drainer unit with mixer taps, range cooker with extractor hood above, integrated fridge/freezer, Timber panelling to one wall, spotlights, telephone point, power points, radiators.

UTILITY ROOM

6'6" x 9'6" (2.00 x 2.91)
Window and stable door to side aspect, tiled flooring, range of kitchen units with granite worktops, sink unit with mixer taps, plumbing for washing machine, door to the Double Garage and Workshop, recessed spotlights, radiator.

FIRST FLOOR LANDING

MASTER BEDROOM

18'8" x 15'8" (5.70 x 4.80)
Windows to side aspect, double French doors opening onto the balcony overlooking the rear garden, power points, downlights, radiator.

BEDROOM TWO

12'9" x 11'5" (3.90 x 3.50)
Window to front aspect, power points, radiator.

EN-SUITE

Window to side aspect, tiled floor, white suite comprising shower cubicle, wash basin and low flush WC, extractor fan, recessed spotlights, heated towel rail.

BEDROOM THREE

13'1" x 11'9" (4.00 x 3.60)
Window to rear aspect, power points, radiator

BEDROOM FOUR

10'5" x 11'9" (3.20 x 3.60)
Window to front aspect, power points, radiator.

HOUSE BATHROOM

Window to rear aspect, fully tiled white suite comprising free-standing bath, hand wash basin and low flush WC, extractor fan, heated towel rail.

SECOND FLOOR LANDING

BEDROOM FIVE

13'1" x 14'9" (4.00 x 4.50)
Velux roof light, eaves storage, power points, radiator.

BEDROOM SIX

13'1" x 11'9" (4.00 x 3.60)
Velux roof light, eaves storage, power points, radiator.

OUTSIDE

Externally there are driveways on either side of the house, the principal one leading around the rear to a large double garage and workshop. Most of the garden lies to the rear and is mostly laid to lawn, enjoying a southerly aspect and with long distance views from the top, where there is a useful, timber-clad garden room with separate cloakroom. The house is set behind a lawned front garden, enclosed by a hornbeam hedge. There is ample space to park on two gated driveways, one of which leads around to a block paved courtyard. The vast majority of the garden lies to the rear and is mostly laid to lawn. There are several areas of terracing, which are ideal for dining and relaxing, including one at the top of the garden which enjoys stunning views to open countryside beyond the village. In the north-eastern corner is a very useful garden room with cloakroom and kitchen area.

GARAGE/WORKSHOP

23'3" x 19'8" (7.10 x 6.00)
Double doors opening onto the rear parking area, and another set opening onto the second driveway. Electric light and power. Low flush WC and wash basin. Cupboard housing the oil-fired central heating boiler and pressurised hot water cylinder. Radiator.

GARDEN ROOM

Wash basin, power points, low flush w.c.

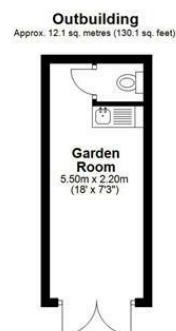
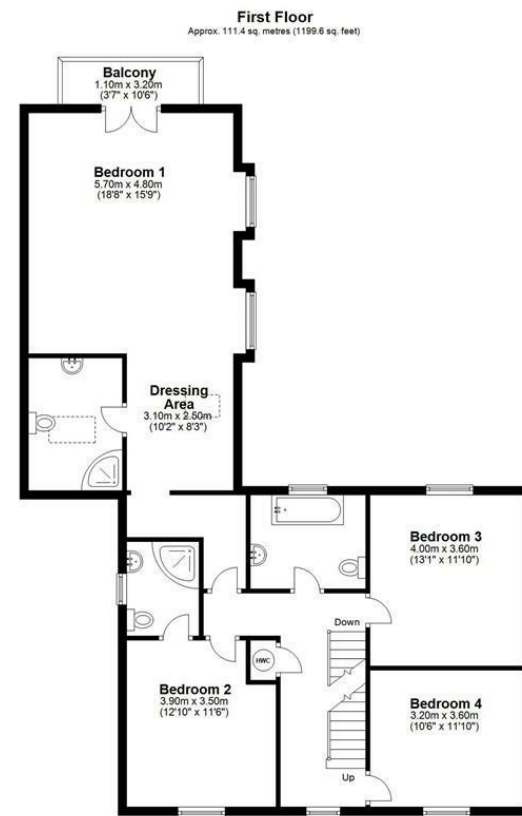
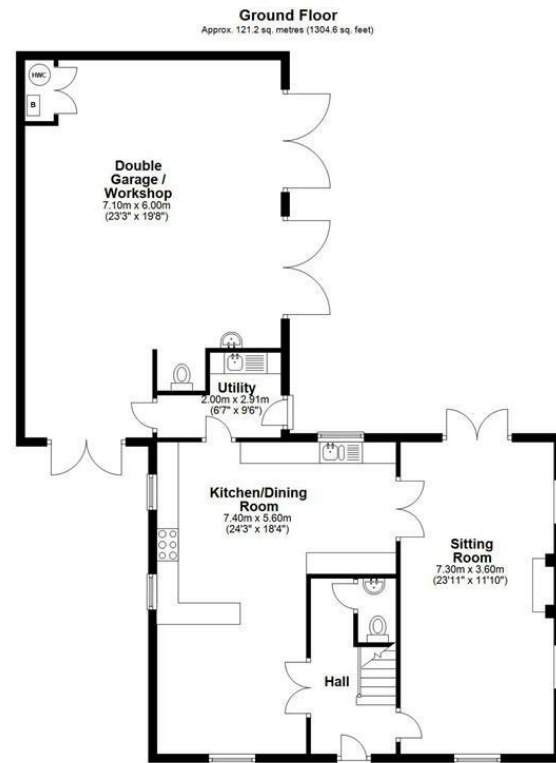
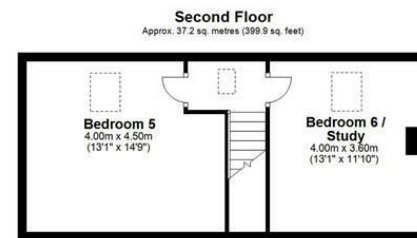
SERVICES

Oil fired central heating and mains drainage,

COUNCIL TAX BAND F

TENURE

Freehold.



Total area: approx. 281.9 sq. metres (3034.2 sq. feet)
The Meadows, Weaverthorpe