



3 Sands Lane

Malton, YO17 8LL

Offers Over £575,000



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Summary

This beautifully presented detached family home is located in the popular village of Rillington, just a few miles to the East side of Malton. The property sits in around 0.7 of an acre plot with stunning gardens, enclosed by mature trees and overlooking farmland to the rear. The property itself has been tastefully renovated and extended throughout to create plenty of space providing a very versatile space. Externally the property benefits from a detached double garage and an additional single garage attached to the main house. The living space consists of a welcoming entrance hall, 14ft utility room, boot room, sitting room with wood burning stove, 24ft dining kitchen, additional formal dining room, garden room, bedroom and shower room to the ground floor. To the first floor is the master bedroom bedroom with en-suite, two further double bedrooms and family bathroom. The property benefits from plenty of storage space and a substantial gravelled parking and turning area to the front with double wrought iron gates. A stunning, spacious and private plot located on a quiet, sought after country lane.

Entrance Hall

UPVC double glazed stained glass front door, tiled flooring, storage cupboard, airing cupboard, coving to the ceiling and telephone point.

Sitting Room

18'10 x 19'2 max (5.74m x 5.84m max)

UPVC double glazed leaded style front aspect window and side aspect bay window, tiled flooring, radiator, TV point, coving to the ceiling, ceiling rose and feature fireplace with 10kw wood burning stove sitting on a beautiful granite hearth.

Dining Room

12'7 x 14'7 (3.84m x 4.45m)

UPVC double glazed leaded style front aspect window, ceiling rose and coving, tiled flooring and radiator.

Kitchen Dining Room

28'6 x 11'5 (8.69m x 3.48m)

Two UPVC double glazed rear aspect leaded style windows, range of fitted wall and base units, 1 1/2 bowl sink unit, double electric oven and electric hob with extractor hood over, spotlights and coving to the ceiling. Door leading to:

Garden Room

14'7 x 11'5 (4.45m x 3.48m)

UPVC double glazed patio doors leading to the garden, tiled flooring, radiator, ceiling rose, coving and TV point.

Utility Room

10'2 x 14'8 max (3.10m x 4.47m max)

UPVC double glazed leaded style front aspect window, tiled flooring, 1 1/2 bowl sink unit, part tiled walls, range of base units, radiator, oil fired boiler, electric meter cupboard, walk-in pantry room and plumbing for a washing machine.

Boot Room/Rear Lobby

10'7 x 9'2 max (3.23m x 2.79m max)

UPVC double glazed leaded style front window and glazed rear door, tiled flooring.

Bedroom Four (Ground Floor)

10'10 x 13'3 max (3.30m x 4.04m max)

UPVC double glazed leaded style side aspect window, fitted wardrobes, radiator, tiled flooring, ceiling rose and coving.

Bathroom

6'9 x 10 max (2.06m x 3.05m max)

UPVC double glazed side aspect window, P-shaped bath with power shower over and screen, mixer taps, vanity sink unit, low flush WC, fully tiled and heated towel rail.

First Floor Landing

UPVC double glazed side aspect opaque window, two large built in storage cupboards, radiator and coving to the ceiling.

Tel: 07515763622

Master Bedroom

17 x 13'6 max (5.18m x 4.11m max)

Vaulted ceiling with UPVC double glazed leaded style side aspect window, radiator, TV point and feature ceiling beams.

En-suite Shower Room

7 x 5'9 (2.13m x 1.75m)

Skylight, fully tiled, corner shower, vanity wash basin unit, low flush WC and heated towel rail.

Bedroom Two

12'5 x 16'8 +recess (3.78m x 5.08m +recess)

Velux window, radiator, wood flooring, sloping ceiling, feature beams and two built in wardrobes.

Bedroom Three

11'5 x 13'4 (3.48m x 4.06m)

UPVC double glazed leaded style rear aspect window, feature beam, sloping ceiling and radiator.

Bathroom

8'5 x 7'8 (2.57m x 2.34m)

Velux window, fully tiled, corner shower, vanity wash basin, low flush WC, spotlights and heated towel rail.

Garage

Single attached garage.

Detached Double Garage

Brick built double garage with light and power.

Exterior

Wrought iron double gates and hedging providing security and privacy which lead to a gravelled frontage and turning area which provides plenty of off-street parking. To the rear there is an extensive lawned garden surrounded by various shrubs and mature trees. The property is set within 0.7 acres and overlooks farmland. A beautiful, private and extensive setting.

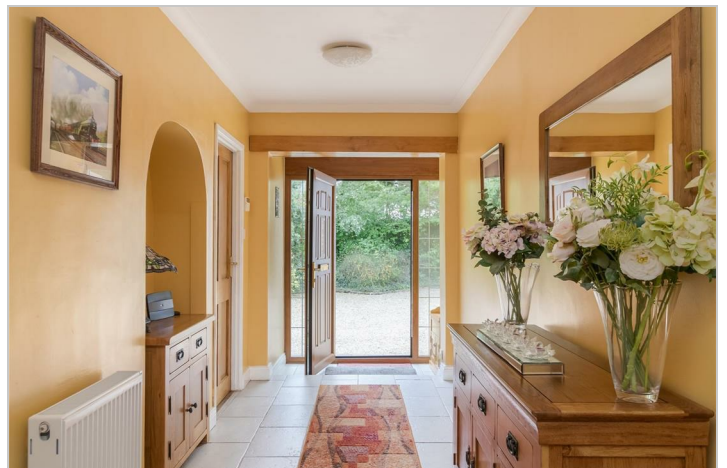
Services

Mains connected to water, drainage and electric. Oil fired central heating.

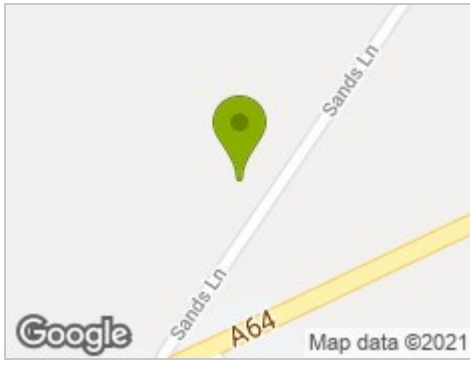
Council Tax Band E

Location

Sands Lane is located in a sought after area of Rillington Village, overlooking the fields to the rear of the property. Rillington sits along the A64 approximately 5 miles out of Malton and is serviced by a regular bus service. There is a good range of local facilities such as primary school, doctors surgery, local shops and pubs. Close by is Malton, a charming market town with independent stores, and a popular local market. There is a train station offering good commuting links to York and Scarborough. Surrounded by beautiful Yorkshire countryside and a good choice of schools for all ages.



Road Map



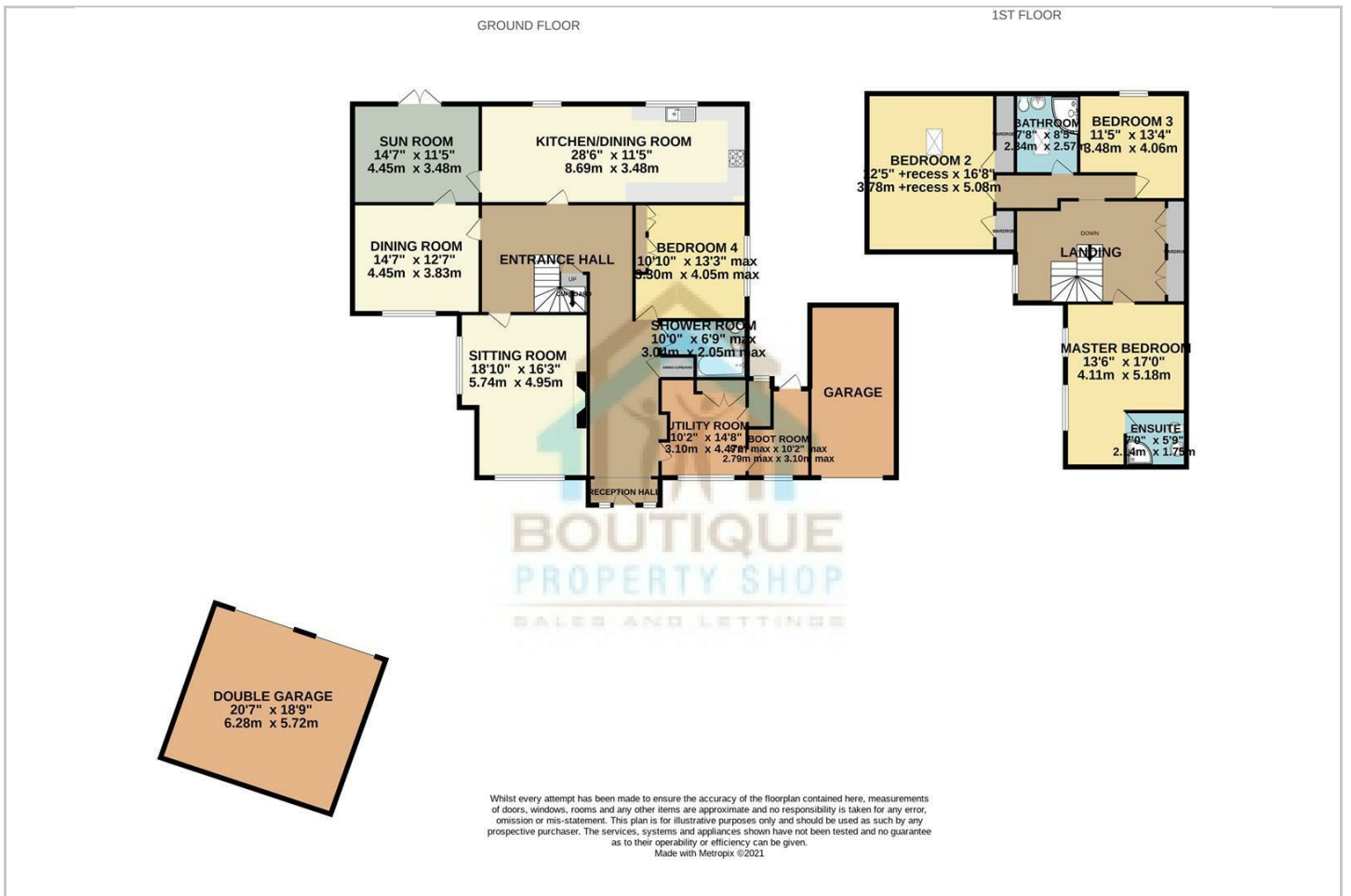
Hybrid Map



Terrain Map



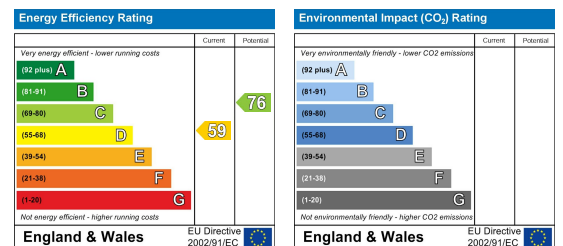
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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