

Peter
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ESTATE AGENTS

6, Crown Square
Kirkbymoorside, YO62 6AY
Price Guide £425,000

www.peterillingworth.co.uk

Nestling within the town's Conservation Area, can be found this spacious centrally heated, five bedroomed mid 18th Century family house, with the second floor being added later. The property was formerly called Dial House and to this day a sun dial can be seen level with the first floor. At the turn of the 19th Century it was the home of Robert Cooper who ran the post office there together with a printer's workshop at the rear. Centrally located the property, overlooked the Swine Market now known as Crown Square.

Besides a lovely family home, the property offers great flexibility, it could be used as a B&B and has outbuildings currently used as a studio and workshop creating an ideal working from home environment.

Accommodation briefly comprises on the ground floor: Entrance lobby, cloakroom, dining hall, sitting room, kitchen/breakfast area and pantry. First floor: Galleried landing, two bedrooms, house bathroom and utility. Second floor: Galleried landing, three further bedrooms and bathroom. Externally: Garage, a secluded garden hidden by high stone and brick walls, patio leading on to a well stocked terraced and lawned garden.

Kirkbymoorside is an ancient market town with a good range of amenities, including doctors and dentists surgeries, a variety of shops and eating establishments. The property falls within the catchment of the highly regarded Ryedale School. The outstanding North York Moors National Park is only a short drive away. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.





Ground Floor

Approx. 92.7 sq. metres (997.5 sq. feet)

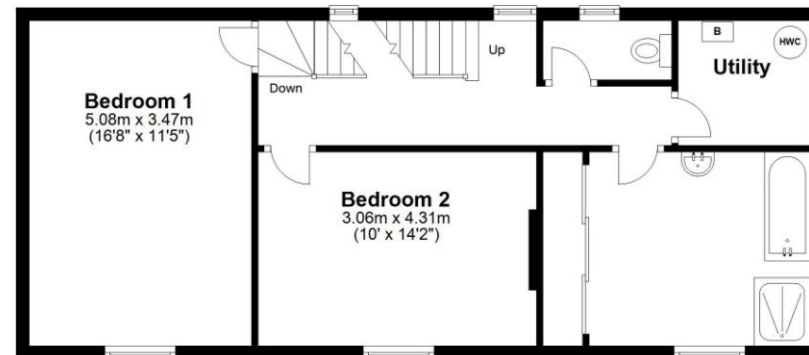


Total area: approx. 213.3 sq. metres (2296.4 sq. feet)

6 Crown Square, Kirkbymoorside

First Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



Second Floor

Approx. 60.4 sq. metres (649.8 sq. feet)







Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage, gas and electricity are laid on.

Property tax: Band F

EPC Rating: Band E

Photography: Peter Illingworth

Location: What3words: ///bashed.tech.crumbles

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Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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