

Peter
illingworth
ESTATE AGENTS

**The Old Windmill, West End,
Kirkbymoorside, York, YO62 6AD
Price Guide £325,000**

www.peterillingworth.co.uk

A most charming and quirky three bedroomed, Grade II listed, former Windmill, over four storeys with the benefit of sealed unit double glazing, gas fired central heating, two outbuildings, car standing area, garden and patio area.

The Windmill was originally built in 1839 for the Rivis family of Yoad Wath Mill, in 1861 the Mill and it's contents were sold. The Sails were removed around 1875 and sent to Hawsher Mill. The Old Windmill is currently used as a holiday let and for personal use, it would make a great primary residence/home.

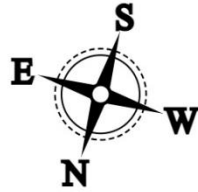
Accommodation briefly comprises: Ground floor: Sitting room. First Floor : Fitted kitchen/dining area and house shower room. Second Floor: Bedroom 1. Third Floor: Bedroom 2. Fourth floor: Bedroom 3.

A real life style choice with the benefit of fabulous views over countryside and the roof tops of this ancient market town.

Kirkbymoorside has a good range of local amenities, within the highly regarded Ryedale School catchment area, located close to the North York Moors National Park and is ideally located to access the coastal resorts of Scarborough, Whitby and the ancient city of York. The ancient market towns of Helmsley and Pickering are located close by.

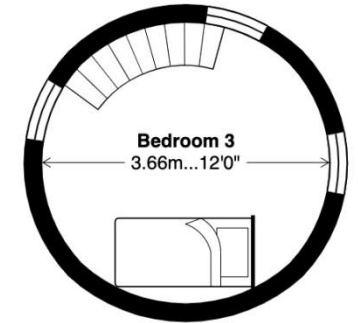


The Old Windmill, West End, Kirkbymoorside, YO62 6AD

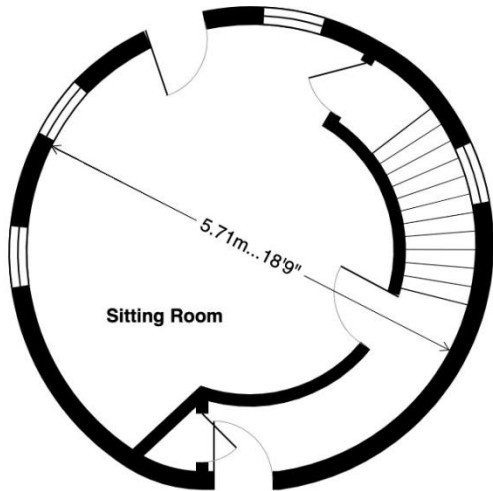


Gross Internal Area: 91.4 m² ... 984 ft²

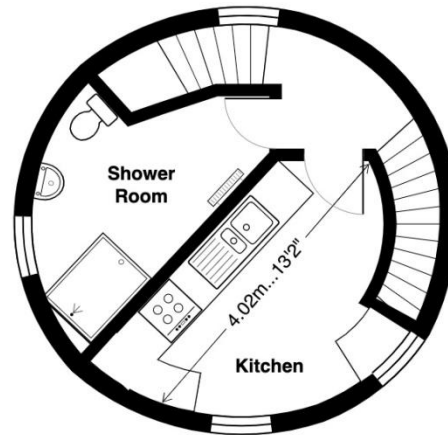
All measurements are approximated for display purposes only and should be independently verified
Copyright © 2024 Matt Hillier Photographer
www.matthillier.co.uk



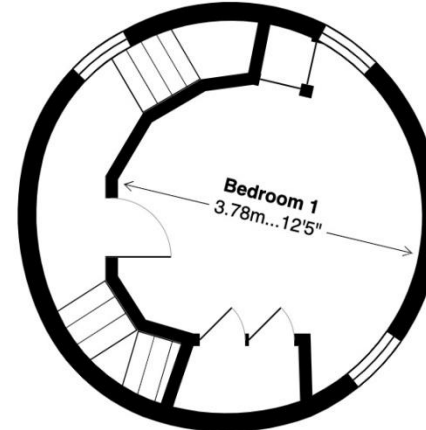
Fourth Floor
Gross Internal Area: 10.4 m² ... 112 ft²



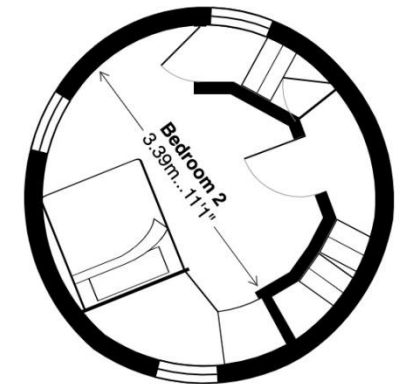
Ground Floor
Gross Internal Area: 26.1 m² ... 281 ft²



First Floor
Gross Internal Area: 20.8 m² ... 224 ft²



Second Floor
Gross Internal Area: 19.6 m² ... 211 ft²



Third Floor
Gross Internal Area: 14.5 m² ... 156 ft²





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

Note: The Old Windmill is accessed through an archway off West End, with the benefit of a right of way.

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

Property Tax: Band C

What3Words: ///trappings.hurt.cools

Photography: By Peter Illingworth and Aerial photographs by Matt Hillier Photographer.

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:

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



www.peterillingworth.co.uk

16 Market Place, Kirkbymoorside, York, YO62 6DA
T. 01751 431107
E. kirkbymoorside@peterillingworth.co.uk

Champley's Mews, Market Place, Pickering, North Yorkshire, YO18 7AE
T. 01751 475557
E. pickering@peterillingworth.co.uk

Cashel House, 15 Thyer Street, London W1U 3JT
T. 0870 1127099
E. info@mayfair.co.uk W. www.mayfairoffice.co.uk



Important Notice:

Peter Illingworth Estate Agents for themselves and for the Vendors or Lessors of this property, whose agents they are; give notice that:
i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representatives of fact but must satisfy

themselves, by inspection or otherwise, as to the correctness of each of them;
iii) no person in the employment of Peter Illingworth Estate Agents has any authority to make or give any representation or warranty given whether by Peter Illingworth Estate Agents and Associates or the Vendors or the Lessors of this property.
It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.