



WOODLAND VIEW, BURYTHORPE YO17

OFFERS OVER £400,000



An exceptional bungalow with many refined touches, beautiful reception space and an impressive private garden within a peaceful village in the heart of the Wolds.

This is a wonderful home with fantastic accommodation and is perfectly enhanced for modern living. The house is situated within a charming village within the heart of the Wolds, ideally located for access to Malton and York. The corner position offers elevated views towards rolling countryside and woodland.

This desirable property has outstanding accommodation which has been sympathetically and skilfully updated with high quality and tasteful fixtures. Woodland View is naturally light throughout; the accommodation offers tremendous space for entertaining. The house benefits from a beautifully fitted kitchen and two bedrooms. The current owners have carried out extensive and detailed refurbishment to create an impressive home. There is double glazing throughout and a Fischer Future electric heating system has been installed.



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Tenure
Freehold

Local Authority
North Yorkshire

Council Tax Band
Band D

EPC Rating
Band E









Property Description.

The entrance porch with a tiled floor provides excellent space for hanging coats and leads into the inner hall which has an oak laminate floor. The sitting room with dining area has an attractive dual aspect, where views towards the Wolds and woodland can be enjoyed. The south and east facing reception room floods with natural light, and views onto the pristine gardens can be enjoyed. The room benefits from a gas burning stove and high-quality carpets from Rodgers of York.

The kitchen was replaced by the current owners and offers direct access to the garden. With a tiled floor, there is an excellent range of wall and base units in a soft, muted grey, complemented with a high-quality work surface with a marble effect grain. Integrated appliances include an electric Bosch oven, Bosch microwave, Bosch induction hob, a full height larder style fridge and a touch control Caple extractor fan. The kitchen is further enhanced by the Rangemaster sink and a full height, double doored pantry style cupboard with a range of internal fittings to allow for the storage of a variety of items.

There are two double bedrooms, both have private views onto the rear garden. The shower room has been fitted with high quality, tasteful modern white fittings and has tiles on the floor and walls. There is a heated towel rail, a generous walk-in shower with rain shower head, under floor heating, storage below the wash hand basin and a vanity mirror and built-in shelf above the wash hand basin.

The integrated garage can be accessed from the hall, this has a concrete floor, an electric roller door and a window with views of the rear garden. There is plumbing for a washing machine, and potential for storage within the rafters. Subject to planning and consents, there is potential for converting the garage into further residential accommodation.

The reception room and kitchen offer the most perfect space and balance for family life and entertaining.





Outside.

The property is set back from the road in a sought-after and elevated, corner position. Woodland View has a fully enclosed pretty garden. There are patios which are perfect for entertaining and offer multiple areas for seating and relaxing, together with lawn, mature borders providing structure, colour and texture throughout the year. There is off-street parking for multiple cars behind attractive cast iron gates and there is a shed to the rear. Within a perfect village position, the property offers an exceptional opportunity to enjoy peaceful and high-quality living.

Services.

Mains drainage and electricity are installed. Electric heating from a Fischer Future electric heating system. Gas fired stove, gas sourced from bottles.

Directions.

Postcode – YO17 9LF

For a precise location, please use the What3words App [///grew.page.discloses](https://www.what3words.com/)





Location.

Burythorpe is in the heart of beautiful rolling Wolds countryside. This is a well-preserved and pretty village, surrounded by attractive countryside and woodland. The village has a village hall, cricket field, children's play park, and the Church of All Saints is positioned strikingly at the brow of a hill. The Bay Horse pub is within the village center and Burythorpe House is located on the northern edge. This is a country house hotel, home of The Priory restaurant for breakfast, lunches, and dinner.

The historic market town of Malton, known as the food capital of Yorkshire is about 5 miles to the north of Burythorpe. This thriving town is home to a variety of independent retailers and there is an excellent choice of coffee shops, restaurants and pubs, gift and homeware shops and traditional high street shops. There are high quality fashion and country wear retailers, beauty, homes, and interiors shops plus professional service firms. There are many amenities for sport, culture, and recreation.

This is an un-spoilt part of Yorkshire, offering phenomenal walking and cycling opportunities with the high rolling Wolds being classic David Hockney countryside renowned for its big views and its vast, rolling arable countryside. The coast can be easily reached with its beautiful beaches and numerous golf courses are within easy reach. Malton has major supermarkets, a train station for access to York and Scarborough and the A64 is adjacent allowing access to the east coast, York, and Leeds.

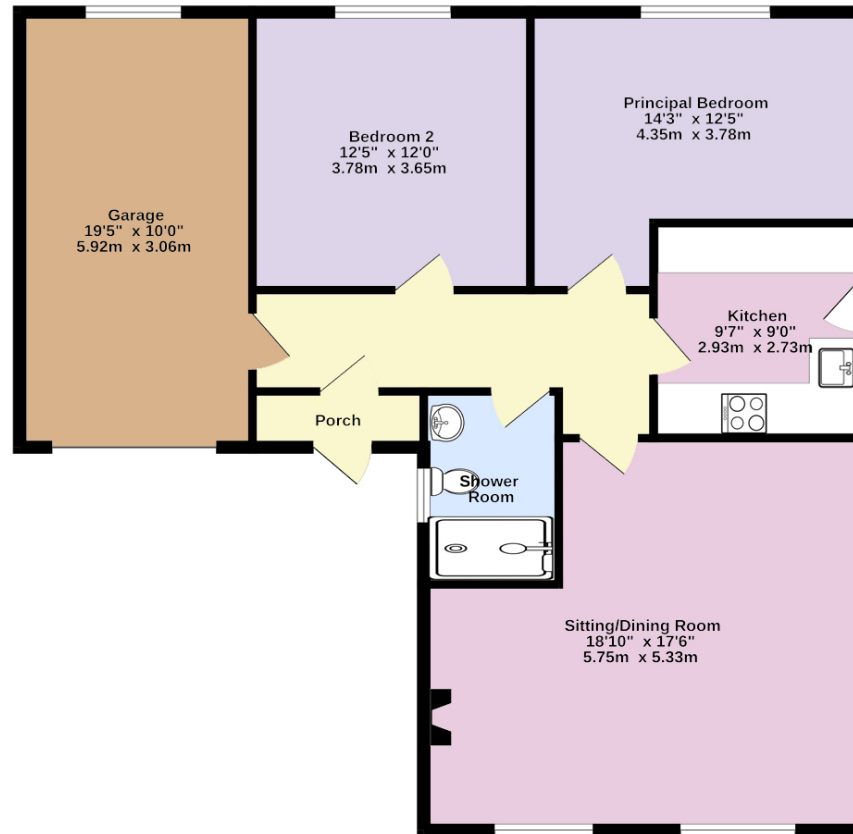
The historic city of York is within reach and commuting distance. York offers an excellent range of high quality, independent and national retailers, sporting, cultural and recreational facilities expected from such a well-regarded city, together with its famous racecourse. The mainline railway station in York provides services to all parts of the UK and a fast train to London Kings Cross in under 2 hours. Strong state and independent schools are all with a viable school run.



Church of All Saints, Burythorpe



GROUND FLOOR
1023 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLEASE CONTACT THE POCKLINGTON OFFICE - 01759 779025 - 14 PAVEMENT, POCKLINGTON, YORK YO41 2AX

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2024. Photographs and videos dated February 2024.

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