

THE ROYAL OAK CHURCH STREET, NUNNINGTON



A substantial, Grade II Listed village house of more than 3,500sq.ft, offering six bedroom accommodation (subject to local needs occupancy condition), together with gardens, ample parking & stone barn with planning consent for conversion to a one bedroom holiday cottage.

The accommodation includes four reception rooms, dining kitchen, utility room, cloakrooms, cellar, first floor landing, five double bedrooms (one with en-suite bathroom), house bathroom, sixth double bedroom & store room to the second floor.

Gardens, ample parking & various domestic outhouses.

Stone & pantile barn with full planning consent for conversion to a one-bedroom holiday cottage.

GUIDE PRICE £560,000

The Royal Oak is believed to date from the mid to late Eighteenth Century and consists of a substantial, Grade II Listed village house of more than 3,500sq.ft.

The property fronts onto Church Street, in the centre of a sought-after Conservation village and occupies a plot of around 0.2 acres. The house, which is constructed of solid stone walls beneath a clay pantile roof, is subject to a local needs occupancy restriction, primarily to buyers who have lived within the parish of Nunnington, or one of its adjoining parishes for at least 3 years (full details of this condition are outlined later in the sales particulars).

The property retains a huge amount of character, with generously proportioned rooms, which might now benefit from some further improvement. The ground floor accommodation includes four front-facing reception rooms, an impressive dining kitchen with Mark Wilkinson cabinetry, a utility room and several cloakrooms. To the first floor there are five double bedrooms and two bathrooms (one en-suite), whilst to the second floor there is a sixth double bedroom and store room.

Externally there are easily managed gardens and ample parking to the rear of the house, which enjoys a west-facing aspect, and a stone and pantile barn has full planning consent for conversion to a one-bedroom holiday cottage. The works for the conversion of the holiday cottage are confirmed as having been started and as such the planning permission is in perpetuity.

Nunnington is a picturesque village, located below Caulkley's Bank on the banks of the River Rye, within the Howardian Hills Area of Outstanding Natural Beauty. The village is well sought after and The Royal Oak is positioned towards the top of Church Street, at the centre of the village. The village benefits from a popular coffee shop within Nunnington Studios where there are various other independent retailers, and Nunnington Hall, owned by the National Trust, is free to visit for parish residents. Additional facilities can be found in the nearby village of Hovingham and also in the market towns of Helmsley (5 miles), Kirkbymoorside (6 miles) and Malton (10 miles).

ACCOMMODATION

RECEPTION ROOM ONE

6.9m x 5.5m (22'8" x 18'1")

Cast iron multi-fuel stove. Exposed beams. Two sash windows to the front and one to the side. Three wall light points. Three radiators.



RECEPTION ROOM TWO

6.3m x 4.4m (20'8" x 14'5")

Double-sided, cast iron multi-fuel stove. Exposed beams. Bar. Access to the cellar. Cupboard housing the electric meters and fuse box. Sash window and door to the front.





INNER HALL

Staircase to the first floor. Sash window to the rear. Radiator.

RECEPTION ROOM THREE

5.5m x 3.4m (18'1" x 11'2")

Double-sided, cast iron multi-fuel stove. Five wall light points. Casement window to the front. Two radiators.



RECEPTION ROOM FOUR

5.5m x 2.9m (18'1" x 9'6")

Six wall light points. Casement window to the front. Two radiators.

MID LOBBY

Quarry tile floor. Door to outside.

CLOAKROOM

2.7m x 1.0m (8'10" x 3'3")

Low flush WC and wash basin. Casement window to the rear. Radiator.

DINING KITCHEN

6.9m x 5.3m (22'8" x 17'5")

Range of kitchen cabinets incorporating a ceramic, double bowl sink unit. Gas cooker point. Quarry tile floor. Casement windows to either side. Two electric radiators.



UTILITY ROOM

5.3m x 2.9m (17'5" x 9'6")

Double bowl, stainless steel sink unit. Washing machine point. Quarry tile floor. Loft hatch. Casement windows to either side and door to the rear.

REAR LOBBY

2.3m x 1.0m (7'7" x 3'3")

Door to the rear.

WC 1

2.5m x 2.0m (8'2" x 6'7")

WC and wash basin. Casement window to the rear. Radiator.

WC 2

3.2m x 1.9m (10'6" x 6'3")

Two WCs and wash basin. Casement window to the rear. Radiator.

FIRST FLOOR

LANDING

Staircase to the second floor. Sash window to the rear. Radiator.

BEDROOM ONE

5.4m x 3.4m (17'9" x 11'2")

Open fire with stone surround and hearth. Sash window to the front. Two radiators.

BEDROOM TWO

4.2m x 3.3m (max) (13'9" x 10'10")

Sash window to the front. Radiator.

BEDROOM THREE

3.7m x 3.0m (12'2" x 9'10")

Sash window to the front. Radiator.

BEDROOM FOUR

3.6m x 3.0m (11'10" x 11'2")

Period fireplace. Sash window to the front. Radiator.



BEDROOM FIVE

3.6m x 3.4m (11'10" x 11'2")

Sash window to the front. Radiator.



EN-SUITE BATHROOM

3.2m x 2.8m (10'6" x 9'2")

White suite comprising bath, separate shower cubicle, bidet, wash basin and low flush WC. Tiled floor. Extractor fan. Heated towel rail.



HOUSE BATHROOM

2.4m x 1.8m (7'10" x 5'11")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Tiled floor. Sash window to the rear. Heated towel rail.

SECOND FLOOR

ATTIC ROOM

7.0m x 3.8m (min) (23'0" x 12'6")

Casement window to the side. Radiator.

LOFT STORAGE

6.3m x 3.8m (min) (20'8" x 12'6")

OUTSIDE

A gate on the southern side of the house gives access to the driveway, which leads around to a sizeable parking area. There are attractive and yet easily maintained garden areas behind the house, and along the northern elevation. There is obvious scope to landscape the plot to create less parking and more garden, if preferred. The back of the house enjoys a west-facing aspect and the stone outbuilding mentioned below sits along the northern boundary, along with another outhouse.

STONE & PANTILE OUTBUILDING (POTENTIAL HOLIDAY LET)

12.5m x 4.9m (14'0" x 16'1")

Currently divided into three stables, with full planning consent in place for conversion to form a self-contained, one-bedroom holiday cottage (Application Ref: 17/01002/FUL). Copies of the approved plans are available for inspection upon request.

OCCUPANCY RESTRICTION

Planning consent was granted on appeal, for change of use to a private dwelling (Application Ref: 18/00235/73A).

The approved planning consent limits the occupation of the dwelling to someone who meets one of four local needs criteria and is outlined below:

The occupation of the dwelling hereby approved shall be limited to people (and their dependants) who:

- Have permanently resided in the parish, or an adjoining parish, for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock, or
- Do not live in the parish but have a long-standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the Parish after leaving military service; or
- Are taking up full-time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or
- Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years.

The villages which fall within the parish and adjoining parishes include: Nunnington, Welburn, Wombledon, Kirkbymoorside, Edstone, Salton, Brawby, Barton le Street, South Holme, Slingsby, Hovingham, Scackleton, Stonegrave and Harome.

OVERAGE CLAUSE

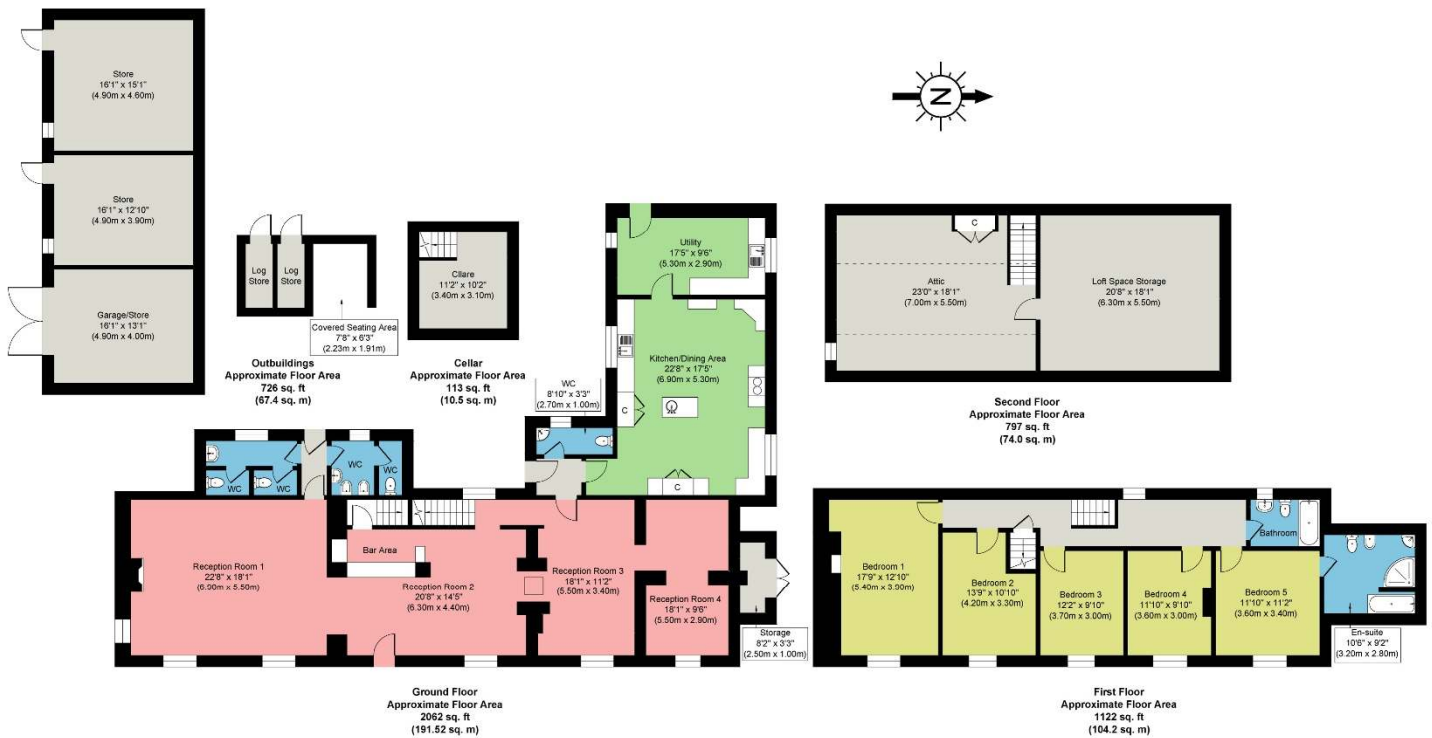
Please note the property will be sold subject to an overage clause, which will entitle the seller or their successors in title to receive a 50% uplift in value, should North Yorkshire County Council dispense with the policy relating to local needs occupancy conditions within 10 years from the date of completion.

GENERAL INFORMATION

- Services: Mains water, electricity, and drainage.
Oil-fired central heating.
- Council Tax: Band: C (North Yorkshire Council).
- Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
- Post Code: YO62 5US.
- EPC Rating: Current: F36. Potential: C71.
- Note: Free-standing furniture is specifically excluded from the sale. Fixtures and fittings are available by negotiation.
- Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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