

HILLDOWN CHURCH LANE, WELBURN



A stylishly appointed contemporary house offering spacious & beautifully refurbished accommodation with four double bedrooms, landscaped gardens, ample parking & double garage, in a sought-after Howardian Hills village.

Porch, entrance hall, sitting room & dining area, dining kitchen, master bedroom with dressing area & en-suite bathroom, three further double bedrooms, bathroom and shower room.

uPvc double-glazing. LPG central heating.

Attractively landscaped wraparound gardens, ample parking & integral double garage.

No onward chain.

GUIDE PRICE £595,000



Hilldown is a stylishly appointed, contemporary house offering spacious and beautifully refurbished accommodation with four double bedrooms and three bath/shower rooms. The property, which dates from the mid-1960s, is flooded with natural light and has been meticulously updated over the last few years to create an appealing home which will suit both families and retirees alike and is located in a peaceful part of this well sought-after Castle Howard Estate village.

The overall living accommodation extends to almost 1,700sq.ft and includes semi open-plan living space with open fire, wrapping around to a dining kitchen, and has bi-fold doors onto a pretty wrap around garden. In brief it comprises porch, entrance hall with built-in storage, 23ft sitting room with dining area, 19ft dining kitchen, two ground floor double bedrooms and bath/shower room, whilst upstairs is a shower room and two more double bedrooms, including a master suite with en-suite bathroom. All windows are uPvc double-glazed and there is LPG central heating throughout.

Externally, there is ample room to park on the gravelled driveway with electric point, giving access to an integral double garage with utility space. There are beautifully landscaped gardens to three sides of the house, including lawn, well stocked shrub borders, a variety of specimen trees and several seating areas, including a well-positioned deck offering views of Castle Howard.

Welburn is a well-regarded village set within the Howardian Hills Area of Outstanding Natural Beauty. It has a thriving community and benefits from a popular pub, coffee shop, primary school, and a modern and active village hall. There is easy access to the A64, approximately 1 mile away, providing convenient access to Malton (5 miles), York (14 miles) and Leeds (40 miles). Castle Howard house and grounds are only a 5-minute drive away and there are endless footpaths crossing the stunning countryside that this area is famed for. Church Lane is a quiet part of the village, being a no-through road that leads to the parish church of St. John the Evangelist.

ACCOMMODATION

PORCH

Front door opening into:

ENTRANCE HALL

4.8m x 2.6m (max) (15'9" x 8'6")

Staircase to the first floor. Thermostat. Personnel door to the Double Garage. Walk-in storage cupboard. Fitted cloaks cupboard. Airing cupboard housing the hot water cylinder with electric immersion heater. Radiator.



SITTING ROOM & DINING AREA

7.1m x 3.7m (23'4" x 12'2")

Plus 2.9m x 1.6m (9'6" x 5'3")

An especially bright and spacious room, with open fire with dog grate and stone hearth. Coving. Television point. Casement window to the front and bi-fold doors opening onto the garden. Two radiators.





DINING KITCHEN

5.8m x 3.7m (19'0" x 12'2")

Range of kitchen cabinets with granite and solid oak worktops, incorporating a stainless steel sink unit. Electric cooker with extractor hood over. Integrated dishwasher. Space for fridge freezer, with larder unit to one side. Breakfast bar. Casement windows to the side and rear. Door to the garden via a small porch. Radiator.

BEDROOM THREE

4.6m x 3.5m (15'1" x 11'6") (including fitted wardrobes)

Range of fitted wardrobes. Casement window to the front. Radiator.



BEDROOM FOUR

3.7m x 2.9m (12'2" x 9'6")

Coving. Wall light point. Twin fitted cupboards. Tongue and groove panelling to one wall. Casement window to the rear. Radiator.



EN-SUITE BATHROOM

2.1m x 1.8m (6'11" x 5'11")

White suite comprising bath, wash basin in vanity unit and low flush WC. Wall light point. Velux roof light. Heated towel rail.

BATHROOM & WC

4.2m x 1.8m (13'9" x 5'11")

White suite comprising free-standing roll top bath, wash basin in vanity unit, walk-in shower cubicle and low flush WC. Extractor fan. Tiled floor. Part-tiled, part-panelled walls. Casement window to the side. Radiator.



SHOWER ROOM

2.8m x 1.6m (9'2" x 5'3")

White suite comprising shower cubicle, wash basin in vanity unit and low flush WC. Wall light point. Access to eaves. Velux roof light. Radiator.

FIRST FLOOR

LANDING

Access to loft storage.

BEDROOM ONE

4.0m x 3.8m (13'1" x 12'6")

Plus 2.8m x 2.7m (9'2" x 8'10")

Range of fitted wardrobes. Casement window overlooking the garden. Velux roof light. Radiator.



BEDROOM TWO

4.6m x 2.7m (min) (15'1" x 8'10")

Range of fitted wardrobes and drawers. Casement window to the side. Radiator.



OUTSIDE

The rear garden is extremely private, and has been attractively landscaped with lawn, gravelled paths and seating areas, including a York stone patio and timber deck, positioned to enjoy views of Castle Howard itself. Colourful borders are stocked with a variety of flowering shrubs and perennials and there are several specimen trees including silver birch, rowan, and eucalyptus. Along the northern side of the plot is an enclosed courtyard, housing the carefully screened LPG tank, a small greenhouse and a second garden shed, whilst alongside the driveway and parking area is a further area of lawn with alpine border.

INTEGRAL DOUBLE GARAGE

5.2m x 5.1m (17'1" x 16'9")

Electric roller shutter door. Personnel door to the garden. Gas fired (LPG) Worcester boiler. Utility area with automatic washing machine point. Electric light and power. Concrete floor. Access to loft storage.



GENERAL INFORMATION

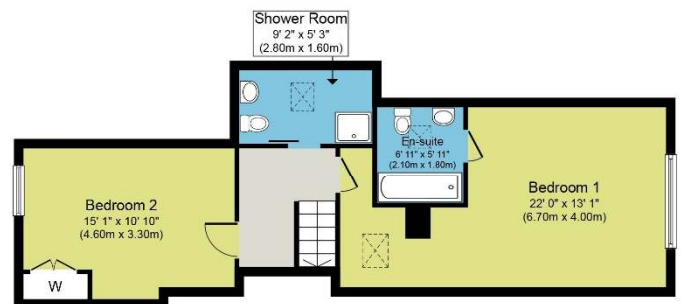
Services: Mains water, electricity, and drainage.
LPG central heating.
Council Tax: Band: E (North Yorkshire County Council).
Tenure: Freehold, and that vacant possession will be given upon completion.
Post Code: YO60 7EG.
EPC Rating: Current: E49. Potential: C77.
Internet: Full Fibre, Upload speed 73Mb, Download speed 500Mb.
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.



Ground Floor
Approximate Floor Area
1,474 sq. ft.
(136.9 sq. m.)



First Floor
Approximate Floor Area
571 sq. ft.
(53.0 sq. m.)