

## THE OLD SCHOOL HOUSE THE TERRACE, OSWALDKIRK



**A most attractive, three-bedroom Victorian cottage offering characterful accommodation with easily maintained gardens in a sought-after location in an Area of Outstanding Natural Beauty.**

Entrance hall, sitting room with open fire, inner hall, dining room with study area & log burner, ground floor shower room, kitchen, utility room, first floor landing, three bedrooms & house bathroom.

Oil-fired central heating.

Pretty, yet easily maintained gardens with range of stores.

No onward chain.

### GUIDE PRICE £250,000



The Old School House is an especially attractive, period cottage dating from 1854, and constructed of solid limestone walls beneath a slate roof. The property retains a huge amount of character, and provides three-bedroom accommodation of almost 1,150sq.ft. Along with the former school and headmaster's cottage, the terrace forms an important part of the streetscape in this quiet and sought-after part of Oswaldkirk.

In brief, it comprises entrance hall, sitting room with open fire, inner hall, dining room with study area and multi-fuel stove, ground floor shower room, kitchen and utility room. Upstairs there are three bedrooms and a house bathroom.

The cottage occupies a slightly elevated position, with pretty, yet easily maintained garden areas to the front and side, featuring stone flagged and gravelled seating areas and shrub borders. In addition, there are several outhouses providing useful storage, including a fuel store, boiler store, garden and tool stores. On-street parking is available nearby, and spaces within the car park further along the terrace can be rented on an annual basis (currently c. £150).

Oswaldkirk is a pretty village, pleasantly situated in an attractive area of countryside between the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty. The village is well placed for easy access to the Georgian market town of Helmsley, located approximately 4 miles north and the neighbouring village of Ampleforth some 2 ½ miles west.

### **ACCOMMODATION**

#### **ENTRANCE HALL**

2.0m x 1.0m (6'7" x 3'3")

Quarry tile floor. Cupboard housing the fuse box and electric meter.

#### **SITTING ROOM**

4.2m x 3.7m (13'9" x 12'2")

Open fire with oak surround, cast iron and tile insert. Television point. Mullioned casement window to the front. Double doors opening to the Dining Room. Radiator.



#### **INNER HALL**

Staircase to the first floor. Understairs cupboard.

#### **DINING ROOM with STUDY AREA**

5.8m x 4.0m (max) (19'0" x 13'1")

Cast iron wood burning stove set on a stone hearth. Three wall light points. Casement window to the side. Velux roof light. Radiator.



## SHOWER ROOM

2.8m x 1.2m (9'2" x 3'11")

White suite comprising shower enclosure, wash basin and low flush WC. Extractor fan. Radiator.

## KITCHEN

3.1m x 2.0m (10'2" x 6'7")

Range of kitchen cabinets with solid oak work surfaces, incorporating a stainless steel sink unit. Dishwasher point. Electric cooker and extractor hood. Casement window to the side. Radiator.



## UTILITY ROOM

2.1m x 1.7m (6'11" x 5'7")

Stainless steel sink unit. Automatic washing machine point. Casement windows to the side and rear. Door to the rear. Radiator.



## FIRST FLOOR

### LANDING

Loft hatch. Casement window to the side. Radiator.



### BEDROOM ONE

4.2m x 3.6m (13'9" x 11'10")

Range of fitted wardrobes. Casement window to the front with window seat and views across open countryside. Radiator.



### BEDROOM TWO

3.2m x 2.6m (10'6" x 8'6")

Airing cupboard housing the hot water cylinder with electric immersion heater. Alcove cupboards. Casement window to the rear. Radiator.





### BEDROOM THREE

4.3m x 2.0m (14'1" x 6'7")

Fitted wardrobe. Casement window to the side with window seat. Radiator.



### HOUSE BATHROOM

2.7m x 1.7m (max) (8'10" x 5'7")

White suite comprising bath with shower over, wash basin, and low flush WC. Electric shaver point. Casement window to the rear. Radiator.

### OUTSIDE

There are pretty garden areas to the front and side of the cottage, designed to be easy to maintain, including stone paving and gravelled seating areas, together with colourful shrub borders, making for an attractive setting to dine outdoors. Three stone-built outhouses to the rear also form part of the property and provide useful storage.



### GENERAL INFORMATION

Services: Mains water, electricity, and drainage.  
Oil-fired central heating.

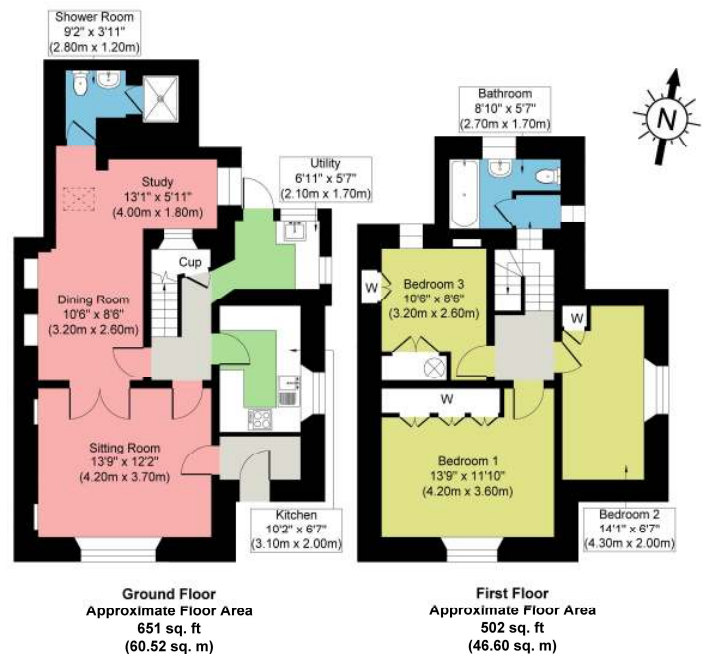
Council Tax: Band: C (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 5XZ.

EPC Rating: Current: F29. Potential: C75.

Viewing: Strictly by prior appointment through the Agent's office in Malton, or via the joint selling agents, Boulton & Cooper, 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.