

## WEST VIEW FARMHOUSE, THE COURTYARD WILTON



**A substantial period farmhouse, beautifully renovated and providing over 2,779 square feet of versatile accommodation. Well established gardens. Range of outbuildings and garage.**

Entrance hall – Sitting Room – Dining Kitchen – Study – Utility & Shower Room – Living Room – Rear & Side Halls

Up to Five Bedrooms- En-suite shower room - House bathroom

Potential to create an annexe from the existing layout

Generous grounds with garden to the front and rear.

Garden Store and detached stone building with some redevelopment potential.

Large off street parking area

### **GUIDE PRICE £650,000**

**A 19th century farmhouse which has just undergone a thorough refurbishment and remodel, providing over 2,700 square feet of stylishly appointed accommodation. Mature garden and ground, off street parking and a substantial building which offers some further redevelopment potential; subject to all necessary planning consents.**

In all 2,779 square feet of accommodation; entrance hall, large living dining kitchen with newly fitted farmhouse style kitchen with AGA, large front facing sitting room, rear hall with study, pantry and utility with separate shower room.

To the rear is a large further living space with an independent access and steps up to a large first floor bedroom. **Ideal for an independent suite of rooms or home office if needed.**

To the main first floor are four further double bedrooms, one with en-suite shower room and the main house bathroom.

Pretty, mature gardens face west and comprises lawn with a number of fruit trees and shrubs, there is a private road access onto a large gravelled area of parking. To the rear is a further private area of parking, with access from The Courtyard. A useful stone outbuilding adjoins the farmhouse and a large detached stone building provides useful storage and garaging space, or potential to be redeveloped to create annexe or home office; subject to all necessary planning consents.



#### **LOCATION**

Wilton is an attractive and peaceful rural village, lying only three miles from the picturesque village of Thornton-le-dale; a famously picturesque village with a good range of local amenities. The historic market town of Pickering is only six miles away whilst Yorkshire Food Capital of Malton is only 10 miles distant.

## CCOMMODATION

### ENTRANCE HALL

Original encaustic tiled floor. Radiator. Portrait panelled walls to part. Moulded coving. Original return staircase to the first floor. Panelled front door with window light overhead.



### SITTING ROOM

4.86 m (15'11") x 3.70 m (12'2")

Open fire with a tiled surround and half. Pair of sat windows to the front and side elevations. Radiator. Moulded coving. Television point.



### DINING KITCHEN

8.50 m (27'11") x 5.36 m (17'7")

Range of fitted base and wall cabinets with quotes worktops. Incorporating Belfast sink with mixer tap. Separate quart island, five ring induction hob. Lamona. Matching electric oven. Royal blue Aga cooker. Electric fuses. Integrated dishwasher. Radiator. Herringbone LVT flooring. Fitted housekeepers cupboard. Space for an American fridge freezer. Moulded coving. Radiator. Pair of sash windows to the front and a further sash window to the side.



### REAR HALL

Flagstone floor. Timber side door. Yorkshire sliding slash window to the side.

### SIDE HALL

Radiator. Herringbone LVT floor.

### STUDY

3.84 m (12'7") x 3.80 m (12'6")

Herringbone LVT floor. Yorkshire sliding sash window to the side with secondary glazing.

### UTILITY ROOM

3.80 m (12'6") x 2.13 m (7'0")

(measurement includes shower room)

Belfast sink set into fitted base units with cupboard to the side. Radiator. Herringbone LVT floor.



### SHOWER ROOM

Low flush WC. Wash hand basin set into a fitted cabinet with storage. Corner shower cubicle. Extractor fan. Electric shaver point. Chrome heated ladder tower rail. Herringbone LVT floor. Yorkshire sliding sash window to the side with secondary glazing.

### LIVING ROOM

5.14 m (16'10") x 4.80 m (15'9")

Door from outside. Herringbone LVT flooring. Yorkshire sliding sash window to both sides. Floor standing Trianco oil boiler set within a walk in storage cupboard. Exposed beam. Stairs up to Bedroom Five.



### BEDROOM FIVE

5.00 m (16'5") x 3.47 m (11'5")

Pair of roof lights. Recessed ceiling lights.

### FIRST FLOOR

#### LANDING

Sash window to the front. Radiator. Portrait panelling to part. Airing cupboard, housing the hot water cylinder.



#### MASTER BEDROOM

4.60 m (15'1") x 4.00 m (13. Pair of sash windows to the front and inside. Radiator. Picture rail. Television point.



#### EN-SUITE

3.26 m (10'8") x 1.37 m (4'6")

Double width, walk-in shower with a dual rain head shower over and tiled surround. Wash hand basin set into a cabinet with storage. WC. Heritage style column radiator with heated towel rail. Window to the side. Tiled walls and floor. Extractor



#### BEDROOM TWO

4.80 m (15'9") x 3.80 m (12'6")

Pair of windows to the front and side elevations. Radiator. Television point. Picture rail. Original basket grate open fire with an ornate tiled hearth and insert.



#### BEDROOM FOUR

5.50 m (18'1") x 4.34 m (14'3")

Sliding sash windows to both sides. Pair of radiators. Original fireplace with basket grate and matching surround and mantel. Television point.



#### BEDROOM THREE

4.00 m (13'1") x 2.40 m (7'10")

Sliding sash window to the side. Radiator. Loft inspection hatch. Television point.



#### BATHROOM

5.00 m (16'5") x 3.47 m (11'5")

Freestanding tub with handheld shower. Wash hand basin set into a cabinet with storage. WC with concealed cistern. Heritage style column radiator with heated towel rail. Panelled walls to part. Tiled floor. Electric light and show point. Extractor fan. Loft inspection hatch. Sash window to the rear.





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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### GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity.  
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.  
 Council Tax: F  
 Post Code: YO18 7JY  
 EPC: TBC  
 Viewing: Strictly by appointment with the Agent's Pickering office.

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.*

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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