

## EVERLEY HOUSE WEST END, AMPLEFORTH



**A pretty, detached cottage offering characterful & extremely spacious accommodation of over 2,000sq.ft, together with a south-facing walled garden in a sought-after village location.**

Reception hall, guest cloakroom, sitting room, study, kitchen/dining room, conservatory, workshop/utility room, first floor landing, master bedroom, en-suite bathroom, two further double bedrooms & house bathroom.

Oil-fired central heating. Majority double-glazing.

South-facing, walled garden to the rear.

Non onward chain.

### GUIDE PRICE £599,999

Everley House is an especially attractive detached cottage, which offers deceptively spacious and characterful accommodation with a pretty, walled rear garden.

The property is thought to date back around 200 years, starting life as a row of small cottages and later amalgamated as a single cottage of considerable appeal. Constructed principally of solid limestone walls, beneath a slate roof, it has been comprehensively renovated over the years without losing any of its inherent charm.

The accommodation, which benefits from oil-fired central heating and majority double-glazing, is arranged over two floors and extends to well over 2,000sq.ft. In brief it comprises reception hallway, guest cloakroom, sitting room with multi-fuel stove, study, 27ft kitchen/dining room, conservatory, and a utility room/workshop. To the first floor is a master bedroom with spacious en-suite bathroom, two further double bedrooms and a house shower room.

To the rear of Everley House is a south-facing walled garden, which enjoys complete privacy and features, lawn, shrub borders, block paved paths and patio areas. To the front of the property is an attractive border stocked with a variety of flowering shrubs and perennials, whilst an area of hardstanding offers space to park one car off the road.

Ampleforth is one of North Yorkshire's best-loved villages. Nestled into a hillside, it sits within particularly attractive countryside between the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty. The village features an attractive mix of period, stone houses and benefits from a surprising number of amenities including village shop and post office, two good pubs, a coffee shop, Doctor's surgery, a primary school and Ampleforth College. The Georgian market town of Helmsley is only 4 miles away and benefits from a wide range of facilities. The other three Ryedale market towns are all within an easy drive and the City of York is some 19 miles south.

## **ACCOMMODATION**

### **RECEPTION HALL**

4.3m x 3.8m (14'1" x 12'6")

Staircase to the first floor. Beamed ceiling. Two wall light points. Telephone point. Casement window to the front with window seat and plantation shutters. French windows onto the rear garden. Radiator.



### **GUEST CLOAKROOM**

1.4m x 1.1m (4'7" x 3'7")

Low flush WC and wash basin. Wall light point. Extractor fan.

### **SITTING ROOM**

4.1m x 3.8m (13'5" x 12'6")

Cast iron multi-fuel stove set on a stone hearth with brick surround. Fireside alcove/log store. Beamed ceiling. Television point. Recessed spotlights. Casement window to the front with window seat and plantation shutters. Further casement window to the side with views down the village street. Cast iron column radiator.







**KITCHEN / DINING ROOM**

8.4m x 3.8m (27'7" x 12'6")

Range of kitchen cabinets incorporating a two-oven electric AGA set within a stone fire surround with original alcoves to either side. Island unit with stainless steel sink unit. Two ring ceramic hob. Dishwasher point. Two integrated fridges and an integrated freezer. Five wall light points. Beamed ceiling. Two casement windows to the front with window seats and plantation shutters. Further casement window to the rear, and French doors opening into the Conservatory. Two radiators.

**STUDY**

3.9m x 3.6m (12'10" x 11'10")

Beamed ceiling. Recessed spotlights. French windows onto the rear garden. Cast iron column radiator.



**WORKSHOP/UTILITY**

4.0m x 3.7m (13'1" x 12'2")

Extensive range of fitted storage cupboards. Automatic washing machine point. Pressurised hot water cylinder. Extractor fan. Casement window and double doors opening onto the rear garden.





## CONSERVATORY

4.0m x 3.9m (13'1" x 12'10")

Two wall light points. French doors and a further single door opening onto the rear garden. Glazing to three sides and glass roof with automatic vents.



## FIRST FLOOR

### LANDING

Beamed ceiling. Two wall light points. Yorkshire sliding sash window to the rear.

### BEDROOM ONE

4.1m x 3.7m (13'5" x 12'2")

Vaulted ceiling with exposed beams. Recessed spotlights. Casement window to the front and further casement window to the side with plantation shutters and views down the street, towards Knoll Hill. Radiator.



### EN-SUITE BATHROOM

3.9m x 3.6m (12'10" x 11'10")

White suite comprising free-standing roll top bath, walk-in shower cubicle, wash basin and low flush WC. Half-panelled walls. Extractor fan. Fitted storage cupboard. Casement windows to three sides and an additional Yorkshire sliding sash window to the eastern elevation. Radiator/heated towel rail.



### BEDROOM TWO

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

Exposed beams. Two wall light points. Casement window to the front. Radiator.



### BEDROOM THREE

4.2m x 2.8m (13'9" x 9'2")

Exposed beams. Two wall light points. Loft hatch. Connecting door to the Shower Room. Casement window to the front. Radiator.





## SHOWER ROOM

4.2m x 2.8m (max) (13'9" x 9'2")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Tiled floor. Extractor fan. Exposed beams. Recessed spotlights. Connecting door with Bedroom Three. Casement window to the front. Radiator/heated towel rail.



## OUTSIDE

Everley House fronts onto West End and sits behind a cottage border, stocked with a variety of shrubs, perennials and spring bulbs. Behind the property is a walled garden, enjoying a south-facing aspect and complete privacy. It features lawn, shrub borders, a rose-clad pergola, block paved paths and patio area and a log store. A wide, wrought iron gate at the eastern end allows access into the garden on foot, and the current owners utilise part of the workshop/utility for storage of their bikes etc.



## GENERAL INFORMATION

- Services: Mains water, electricity and drainage. Oil-fired central heating.
- Council Tax: Band: F (North Yorkshire Council).
- Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
- Post Code: YO62 4DU.
- EPC Rating: Current: F38. Potential: B81.
- Viewing: Strictly by prior appointment through the Agent's office in Malton.

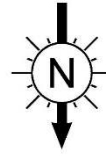


All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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**  
**1207 sq. ft**  
**(112.15 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**859 sq. ft**  
**(79.83 sq. m)**



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