

LUDLEY HOUSE EAST END, AMPLEFORTH



A handsome, Seventeenth Century detached house with extensive, south-facing gardens, located within a sought-after and well-served village.

Entrance hall, sitting room, dining room, kitchen diner, rear lobby, guest cloakroom, utility room, first floor landing, three bedrooms & house shower room.

Oil-fired central heating & partial double-glazing.

Studio/garden room, former garage/library, garden store, gravelled parking, well-established gardens & distant views.

No onward chain.

GUIDE PRICE £495,000

Ludley House is a handsome, Seventeenth Century village house constructed of solid stone walls beneath a pantile roof. The property has been in the ownership of the same family for several generations and was comprehensively renovated by the current owners' parents in 1995, to include items such as damp proofing, re-wiring, re-plumbing and re-plastering. More recently, both the front and rear doors as well as a number of windows have been replaced with double-glazed units in accoya wood.

The accommodation is arranged over two floors and amounts to approximately 1,150sq.ft. In brief it comprises entrance hall, sitting room with open fire, dining room, kitchen diner with AGA, rear lobby, guest cloakroom, and a utility room. To the first floor there are three bedrooms and a shower room. The rear elevation of the house enjoys a delightful, southerly aspect and there is plenty of room to extend, if required (subject to any appropriate consents).

The property occupies a generously proportioned plot of almost one quarter of an acre, positioned on the corner of East End and Station Road. It enjoys well-established and surprisingly private gardens, ample parking, garden store, and a former garage (more recently adapted as a library space). A recently constructed studio/garden room is a superb addition and could be utilised in a variety of ways.

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

ENTRANCE HALL

Staircase to the first floor.

SITTING ROOM

4.4m x 3.6m (14'5" x 11'10")

Open fire with stone surround and oak mantel. Exposed beams. Four wall light points. Television point. Telephone point. Sash window to the front and two casement windows to the rear. Radiator.



DINING ROOM

4.2m x 3.5m (max) (13'9" x 11'6")

Exposed beams. Two wall light points. Fitted bookshelves. Sash window to the front. Sliding patio doors to the rear garden. Radiator.



KITCHEN DINER

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

Range of kitchen cabinets incorporating a stainless steel sink unit and a two-oven oil-fired AGA, which also provides domestic hot water. Integrated fridge. Exposed beams. Tiled floor. Wall light point. Telephone point. Sash window to the front.



REAR LOBBY

Stable door to the rear garden. Thermostat. Radiator.

GUEST CLOAKROOM

1.9m x 1.2m (6'3" x 3'11")

White low flush WC and wash basin. Extractor fan. Radiator.

UTILITY ROOM

3.0m x 1.5m (9'10" x 4'11")

Oil fired central heating boiler. Automatic washing machine point. Loft hatch. Casement window and door to the rear.

FIRST FLOOR

LANDING

Radiator. Sash window to the rear. Large, walk-in cupboard with radiator.

BEDROOM ONE

4.4m x 3.6m (14'5" x 11'10")

Period fireplace. Telephone point. Sash window to the front and casement window to the rear. Radiator.



BEDROOM TWO

3.3m x 3.2m (10'10" x 10'6")

Loft hatch. Airing cupboard housing the hot water cylinder with electric immersion heater. Sash window to the front and casement window to the side.



BEDROOM THREE

3.3m x 2.4m (10'10" x 7'10")

Fitted wardrobe. Loft hatch. Sash window to the front. Radiator.



SHOWER ROOM

2.9m x 1.9m (9'6" x 6'3")

White suite comprising double shower cubicle, wash basin and low flush WC. Extractor fan. Half tiled walls. Casement window to the rear. Radiator.



OUTSIDE

The gardens lie entirely to the rear of the house, enjoying considerable privacy, a glorious, south-facing aspect, and are made up of extensive lawn, well-stocked shrub borders and a several mature trees. On the eastern side of the house, wrought iron double gates open onto a gravelled driveway, alongside which is a former garage and garden store. The garage has been adapted to create a private library space, but would very easily revert to garaging, if preferred. More recently a purpose-built studio/garden room has been constructed, which would also be ideal for those looking for a home-based office.



STUDIO / GARDEN ROOM

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

Electric light and power. French windows opening onto the garden and two full-length casement windows.



GARDEN STORE

3.7m x 2.1m (12'2" x 6'11")

Casement window to the rear. Electric light and power. Door to the side.



LIBRARY / FORMER GARAGE

4.5m x 3.6m (14'9" x 11'10")

Electric light and power. Double doors to the front. Connecting door to the Garden Store.

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 4DA.

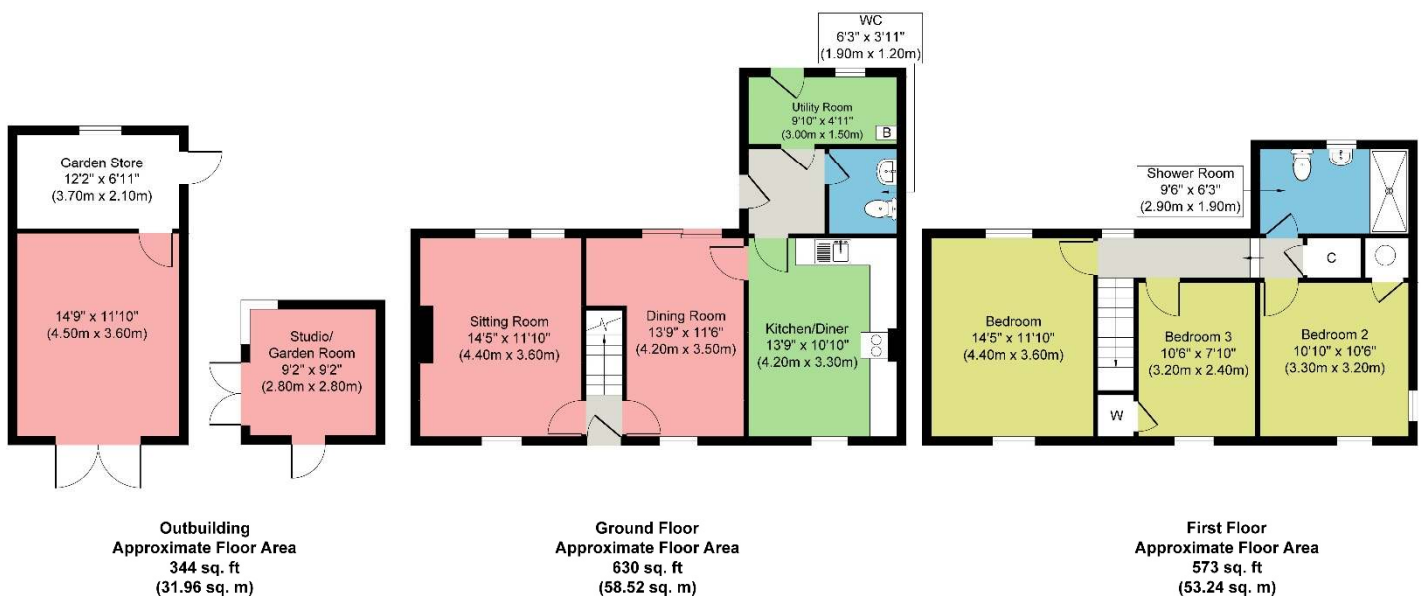
EPC Rating: Current: F27. Potential: C78.

Viewing: Strictly by 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.



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