

RIVER VIEW SCRAYINGHAM



A superb, modern village house set in beautifully landscaped gardens, offering immaculately appointed four-bedroom accommodation enjoying open views in a peaceful, yet easily accessible village, with the option of renting adjoining paddock land (by separate negotiation).

Hall, cloakroom, sitting room, study/snug, kitchen, dining room, garden room, utility room, galleried landing, four double bedrooms (two with en-suite shower rooms) & a house bathroom.

Oil-fired central heating & uPvc double-glazing.

Landscaped gardens, driveway parking, garage & 29ft log cabin.

Peaceful, rural location within 10 miles of York.

GUIDE PRICE £925,000

River View is a fabulous, modern village house, constructed around 9 years ago by a respected local builder. Enjoying a pleasant position within the peaceful village of Scrayingham, the house has been traditionally designed to blend in with the traditional street scene, but its interior layout is focused on modern day living, which includes a wonderful, semi-open-plan kitchen / dining room and garden room. River View is immaculately appointed throughout, and together with uPvc double-glazing, oil-fired central heating system and high levels of insulation is an energy efficient home resulting in an impressive 'B' rated EPC.

The accommodation in the house extends to almost 2,100sq.ft, with a further 340sq.ft within the pine log cabin. In brief, it comprises entrance hall, guest cloakroom, sitting room with log burner, study/snug, a stylish kitchen, dining room, garden room and a useful utility room. To the first floor there are four double bedrooms leading off a galleried landing. Two of the bedrooms have en-suite shower rooms and there is a further house bathroom.

The house sits in a good-sized plot of approximately one quarter of an acre, with attractively landscaped, west-facing gardens enjoying open views, and includes a superb, 29ft pine log cabin. The current owners rent a further area of garden from the local estate, which extends down to the river. There is an additional area of garden in front of the house, and a set of hardwood gates open onto a tarmac driveway which leads to a single garage.

Adjoining the property is a grass paddock of approximately 5 acres, which the current owners rent from the local estate, on which they have erected a timber stable block. We are informed that this arrangement could be continued, by separate negotiation.

Scrayingham is a peaceful, rural village located amidst the attractive scenery of the Aldby Park estate, yet is only 3 miles from Stamford Bridge, which offers a variety of local amenities and public transport (including regular bus service, shops and restaurants). Further facilities can be found in the nearby market towns of Malton and Pocklington, both around 8 miles distant. The historic Minster city of York is only 10 miles away, where the mainline railway station provides regular services across the country.

ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Karndean flooring. Coving. Half panelled walls. Telephone point. Radiator.



GUEST CLOAKROOM

1.7m x 1.0m (5'7" x 3'3")

White low flush WC and wash basin. Tiled floor. Extractor fan. Heated towel rail.

SITTING ROOM

6.3m x 3.9m (excluding bay) (20'8" x 12'10")

Cast iron wood burning stove set on a brick hearth with timber mantel. Coving. Television point. Bay window to the front. Two radiators.



STUDY / SNUG

3.5m x 2.8m (11'6" x 9'2")

Bay window to the front. Coving. Karndean flooring. Radiator.



KITCHEN

5.0m x 4.3m (16'5" x 14'1")

Range of kitchen cabinets with quartz work surfaces, incorporating a double bowl sink unit, and large island unit with wych elm work surface and breakfast bar. Rangemaster range cooker. Integrated dishwasher and wine cooler. Space for American style fridge freezer. Karndean flooring. Recessed spotlights. Understairs cupboard. Casement window to the rear and door to the side. Radiator.



DINING ROOM

5.0m x 2.8m (16'5" x 9'2")

Two Velux roof lights. Bioethanol stove. Karndean flooring. Recessed spotlights. Radiator with cover. Open onto:



GARDEN ROOM

5.0m x 3.5m (16'5" x 11'6")

Bi-fold doors opening onto the rear garden. Lantern roof light, plus three casement windows to the side. Karndean flooring. Television point. Electric radiator.



UTILITY ROOM

2.3m x 1.8m (7'7" x 5'11")

Range of kitchen cabinets with quartz work surfaces, incorporating a Belfast sink. Automatic washing machine point. Space for a tumble dryer. Grant oil-fired central heating boiler. Karndean flooring. Casement window to the side. Radiator.

FIRST FLOOR

GALLERIED LANDING

Half-panelled walls. Airing cupboard housing the hot water cylinder. Loft hatch. Casement window to the rear. Radiator.



BEDROOM ONE

4.3m x 3.5m (14'1" x 11'6")

Range of fitted wardrobes. Coving. Recessed spotlights. Casement window to the rear. Radiator.



EN-SUITE SHOWER ROOM

2.2m x 1.5m (max) (7'3" x 4'11")

White suite comprising double shower cubicle, wash basin and low flush WC. Fully tiled walls and floor. Extractor fan. Recessed spotlights. Casement window to the side. Heated towel rail.

BEDROOM TWO

3.9m x 3.0m (max) (12'10" x 9'10")

Coving. Television point. Casement window to the front. Radiator.



EN-SUITE SHOWER ROOM

2.2m x 1.5m (max) (7'3" x 4'11")

White suite comprising double shower cubicle, wash basin and low flush WC. Fully tiled walls and floor. Extractor fan. Recessed spotlights. Heated towel rail.

BEDROOM THREE

4.0m x 3.0m (13'1" x 9'10")

Coving. Two casement windows to the rear. Radiator.



BEDROOM FOUR

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

Coving. Casement window to the front. Radiator.



HOUSE BATHROOM

2.7m x 1.9m (8'10" x 6'3")

White suite comprising large bathtub, walk-in shower cubicle, wash basin in vanity unit and low flush WC. Tiled floor. Extractor fan. Recessed spotlights. Casement window to the front. Radiator.



OUTSIDE

River View fronts onto the main village street, behind a neatly maintained garden, enclosed by estate railings and a Portuguese laurel hedge. The tarmac driveway is approached via a set of hardwood gates, and offers ample room to park, leading onto a single garage. The bulk of the garden lies to the rear of the house, enjoying a most appealing west-facing aspect, with views across open countryside. French doors from the garden room open onto a private, stone flagged terrace, with a shrub border to one side and a feature pond at the far end. A path leads down to an expanse of lawn with another terrace, shrub borders, cherry tree and pergola. A useful, 29ft pine log cabin sits along the northern boundary, providing a variety of options as either additional entertaining space or for anyone looking to work from home.

An arbour leads through to more lawn, with hazel and laurel boundaries and further cherry trees, leading down to the river, where there is a staging for fishing or simply enjoying the views. This area is currently rented from the local estate, and we understand a new owner would be able to take this on too, if desired.

SINGLE GARAGE

6.0m x 4.1m (19'8" x 13'5")

Electric roller shutter door. Electric light and power. Concrete floor.

LOG CABIN

8.9m x 3.5m (29'2" x 11'6")

Electric light and power.

ADJOINING Paddock LAND

The present owners currently rent almost 6 acres of grazing land adjoining the property and have installed a timber stable block by John Goodrick Equestrian, providing three loose boxes, with light, power and water laid on. We understand that the owners of the local estate would be prepared to continue this arrangement with a new owner.

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:	YO41 1JD.
EPC Rating:	Current: B81. Potential: A101.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



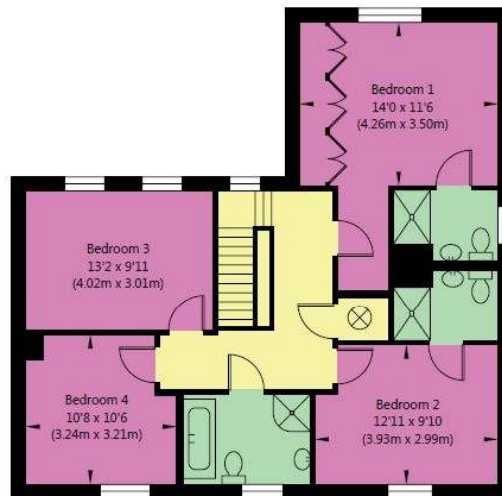
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer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



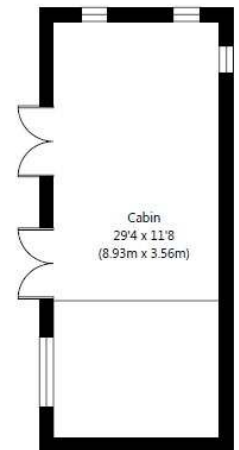
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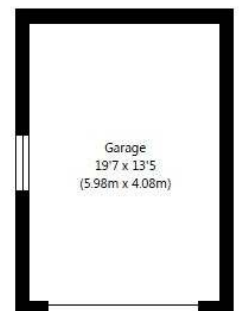
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1245 SQ FT / 115.66 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 854 SQ FT / 79.3 SQ M



Log Cabin
GROSS INTERNAL FLOOR AREA
APPROX. 342 SQ FT / 31.79 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2441 SQ FT / 226.75 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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