

MILLFIELD LODGE AMOTHERBY



A compact residential smallholding offering huge potential & comprising of a detached, three-bedroom bungalow with extensive gardens, parking, workshop, stabling & a grass paddock. In all almost 1.5 acres.

Entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom & WC.

Oil-fired central heating & uPvc double-glazing.

Extensive parking, private & well-established gardens. Over 1,700sq.ft of outbuildings, including workshop, stabling & hay store/garage.

Grass paddock of approximately 1 acre. In all nearly 1.5 acres.

GUIDE PRICE £460,000

This compact residential smallholding offers huge potential and consists of a detached bungalow, range of stabling, workshop, gardens and paddock land, set in almost 1.5 acres.

The bungalow is constructed of stone outer walls beneath a concrete tile roof and is thought to date from the 1960s. The property benefits from oil-fired central heating, uPvc double-glazing and provides accommodation of approaching 1,050sq.ft. In brief it comprises entrance hall, sitting room with multi-fuel stove, dining room, kitchen, three bedrooms (two doubles, one single) and a bathroom and WC.

Millfield Lodge sits gable end onto the village street, and is approached via a block paved driveway, offering ample room to park. In addition to a paved patio directly behind the bungalow, there are extensive lawned gardens, which are packed with spring bulbs and planted with a variety of fruit trees.

The outbuildings total more than 1,700sq.ft, and include a useful workshop, which sits along the northern boundary and is divided into two principal areas, along with an outside WC. A stable block provides two generous loose boxes and an open-fronted hay barn or garage. Both buildings have power and light laid-on.

Beyond here is a grass paddock, which extends to a little over 1 acre, and is ideal for anyone with equestrian or small-scale smallholding interests. The land is divided in two, the farthest portion has been planted with a number of trees, and the whole area is a peaceful haven for wildlife.

Amotherby is a popular village located along the B1257 between Malton and Hovingham and benefits from a primary school, church and a pub/restaurant. Millfield Lodge is positioned towards the northern edge of the village, fronting onto the Main Street. The market town of Malton is some three miles to the east and offers a good range of local facilities, including shops, restaurants, and a railway station with regular services to York and the East Coast. There is easy access to the A64 providing excellent links to York and Leeds.

ACCOMMODATION

PORCH

Front door to:-

ENTRANCE HALL

Loft hatch with pull-down ladder. Tiled floor. Radiator.

DINING ROOM

4.0m x 3.5m (13'1" x 11'6")

Coving. Casement window to the front. Radiator. Open-through to:-



SITTING ROOM

4.4m x 3.4m (14'5" x 11'2")

Cast iron multi-fuel stove set on a tiled hearth with timber mantel. Coving. Television point. Casement window to the side and a set of French doors and two casement windows to the rear. Radiator.



KITCHEN

4.0m x 2.9m (13'1" x 9'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric cooker point and extractor hood. Automatic washing machine point. Coving. Grant oil-fired central heating boiler. Fitted pantry cupboard. Casement windows to the front and side. Door to outside. Radiator.



BEDROOM ONE

4.4m x 3.4m (14'5" x 11'2")

Range of fitted wardrobes. Casement window to the rear. Radiator.



BEDROOM TWO

4.0m x 3.3m (13'1" x 10'10")

Fitted wardrobe. Coving. Casement window to the side. Radiator.



BEDROOM THREE

3.1m x 2.5m (10'2" x 8'2")

Fitted wardrobe. Casement window to the side. Radiator.

BATHROOM & WC

2.1m x 1.9m (6'11" x 6'3")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Casement window to the side. Radiator.



GARDENS & GROUNDS

The bungalow sits within a plot of almost half an acre, made up of surprisingly private and well-established gardens, together with block paved driveway, ample hardstanding, a large workshop building and stable block consisting of two generous loose boxes and an open-fronted hay store/garage.



Electric light and power. Cloakroom in one corner with WC and wash basin.

LOOSE BOX (1)

4.0m x 3.5m (13'1" x 11'6")

Electric light. Stable door to the front.

LOOSE BOX (2)

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

Electric light. Stable door to the front.

OPEN-FRONTED HAY STORE / GARAGE

5.6m x 5.0m (18'4" x 16'5")

Electric light and power.



OUTBUILDINGS

WORKSHOP (1)

12.0m x 5.9m (39'4" x 19'4")

Electric light and power.

WORKSHOP (2)

6.0m x 5.5m (19'8" x 18'1")

THE LAND

The grass paddock amounts to around 1 acre and extends in a westerly direction to the rear of the stable block and has mature boundary hedges to either side. A number of trees have been planted within the second portion of the land and is a haven for wildlife. A neighbouring landowner has a right of way across the land, although this has

scarcely been used in the 10 years of the current owner's tenure.



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.

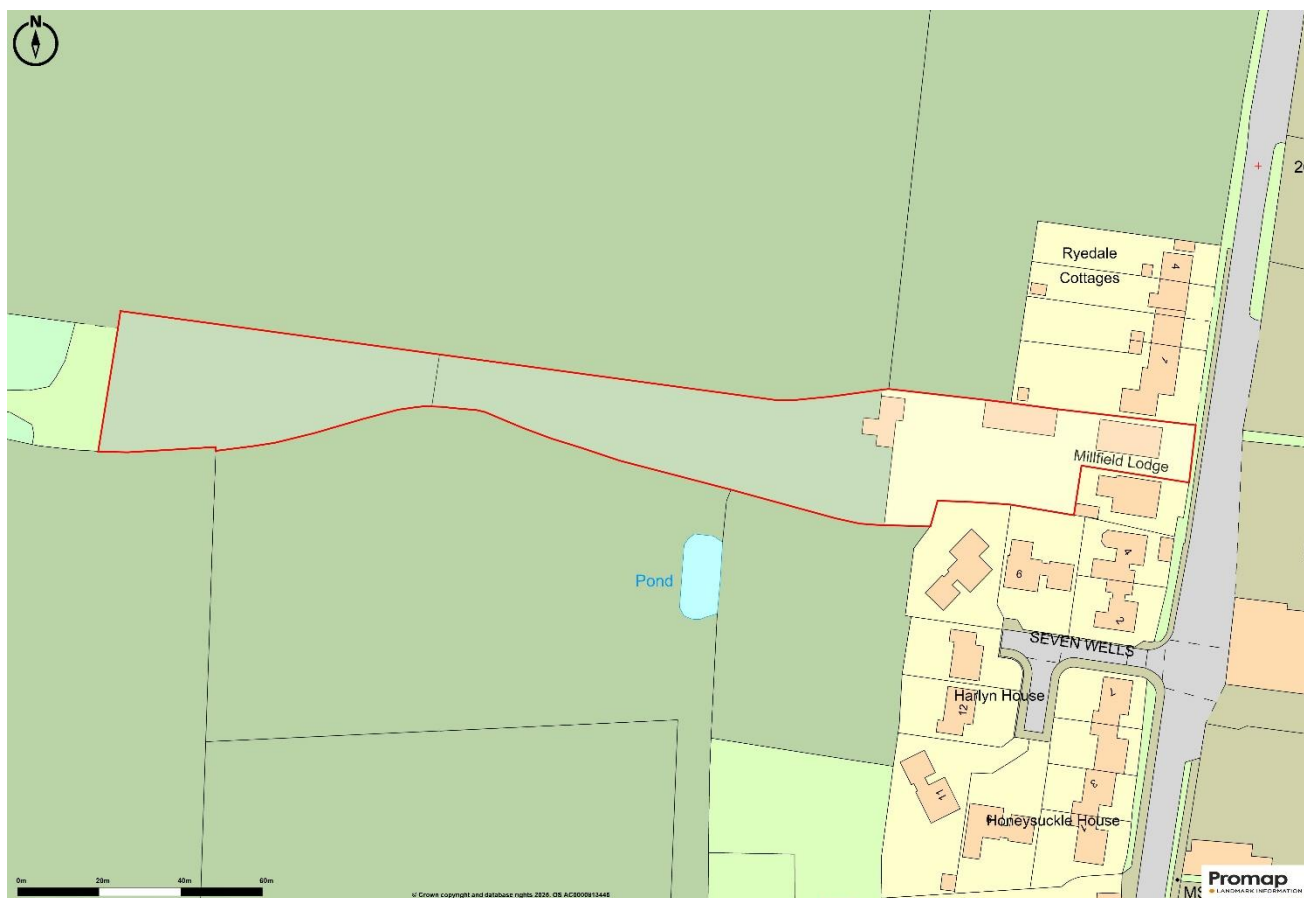
Post Code: YO17 6UN.

EPC Rating: Current: E54. Potential: C79.

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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