



STATION FARM
AMOTHERBY, MALTON

Cundalls



STATION FARM AMOTHERBY MALTON, NORTH YORKSHIRE

Malton 2 miles, Pickering 9 miles, Helmsley 13 miles, York 18 miles
Distances Approximate

**AN ATTRACTIVE VILLAGE SMALLHOLDING COMPRISING OF A HANDSOME GEORGIAN FARMHOUSE PROVIDING
OVER 3,000SQ.FT OF ACCOMMODATION, TOGETHER WITH LARGE GARDENS, AMPLE PARKING, GARAGING,
SUBSTANTIAL STABLE BLOCK & 4 ACRES OF RAILED GRASS PADDOCKS.**

ENTRANCE HALL – SITTING ROOM – DRAWING ROOM – DINING ROOM – KITCHEN DINER – UTILITY ROOM – SHOWER ROOM – BOOT ROOM
GALLERIED LANDING – SIX BEDROOMS (THREE EN-SUITE) – HOUSE BATHROOM

LARGE GARDENS & GROUNDS OFFERING A HIGH DEGREE OF PRIVACY – AMPLE PARKING – DOUBLE GARAGE – HOME OFFICE & STORES

EXTENSIVE EQUESTRIAN FACILITIES COMPRISING A SUBSTANTIAL STABLE BLOCK WITH 5 LOOSE BOXES & 4 ACRES OF RAILED PADDOCKS.
IN ALL APPROXIMATELY 4.5 ACRES

**GUIDE PRICE £1,250,000
FREEHOLD FOR SALE AS A WHOLE**

Dating from around 1830, this distinguished Georgian property sits centrally within a popular village just two miles of Malton, together with an excellent range of equestrian facilities and an overall plot of some 4.5 acres.

The house is understood to have a link to the Brodsworth Hall Estate and is constructed of attractive white limestone, believed to have been mined from the same quarry used for Castle Howard. Despite its central position within the village, the property enjoys a high degree of privacy and its accommodation of over 3,000sq.ft is laid out in such a way that it can easily be arranged as a principal house with a self-contained annexe.

In brief it includes entrance hall, three elegant reception rooms, kitchen with AGA, utility room, boot room and a ground floor shower room. Upstairs, six bedrooms and a house bathroom lead off a galleried landing; three of the bedrooms have ensembles.

Mature gardens wrap around the house and are studded with a wide variety of specimen trees; to the east is a lovely kitchen garden with raised beds, gravelled seating areas, a greenhouse and soft fruit borders. A gated driveway offers ample space to park and leads to a double garage block with home office and outside stores.

Adjoining the gardens is a substantial stable block, which has been attractively designed and provides five good quality loose boxes, including a foaling box. These are perfectly complemented by four acres of sheltered paddock land, subdivided into four, by post and rail fencing.

Amotherby is a popular village located along the B1257 between Malton and Hovingham and benefits from a primary school, church and a pub/restaurant. Station Farm is located in the centre of the village, fronting onto the Main Street, and easily identified by our For Sale board. 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

ENTRANCE HALL

Staircase to the first floor. Parquet flooring. Coving. Two wall light points. Radiator.

SITTING ROOM

5.17m x 4.26m (17'0" x 14'0")

Open fire with marble surround and cast iron insert. Sash windows to two sides. Oak flooring. Five wall light points. Two radiators.

INNER HALL

Back stairs to the first floor. Mahogany floor. Coving.

DRAWING ROOM

5.18m x 4.26m (17'0" x 14'0")

Open fire with marble surround and cast iron insert. Coving. Mahogany floor. Sash windows to two sides. Two radiators.

DINING ROOM

5.48m x 5.17m (18'0" x 17'0")

Open fire with timber surround and cast iron insert. Oak flooring. Coving. Four wall light points. Radiator.



KITCHEN DINER

5.14m x 3.50m (16'10" x 11'6")

Range of kitchen cabinets with granite work surfaces incorporating a two oven, oil-fired AGA. Electric ovens and microwave. Belfast sink. Dishwasher point. Tiled floor. Two wall light points. Sash window. Door to the rear.

UTILITY ROOM

2.66m x 2.12m (8'9" x 6'11")

Range of kitchen cabinets incorporating a Belfast sink. French windows to the rear. Understairs cupboard. Radiator.

SHOWER ROOM

White suite comprising shower cubicle, wash basin and low flush WC. Coving. Extractor fan. Casement window. Heated towel rail.

BOOT ROOM / BACK KITCHEN

3.37m x 3.09m (11'1" x 10'2")

Range of oak kitchen cabinets. Double bowl sink unit. Oak flooring. Cupboard housing the oil-fired central heating boiler. Sash window. Door to the side. Radiator.

FIRST FLOOR

GALLERIED LANDING

Coving. Two wall light points. Airing cupboard housing the hot water cylinder with electric immersion heater. Sash window. Radiator.

BEDROOM ONE

5.14m x 4.94m (16'10" x 16'2") (max)

Period fireplace. Coving. Sash window. Two radiators.

EN-SUITE BATHROOM

White suite comprising free-standing roll top bath, bidet, wash basin and low flush WC. Coving. Extractor fan. Wall light point. Heated towel rail.

BEDROOM TWO

4.66m x 4.27m (15'3" x 14'0") (max)

Coving. Sash window. Two radiators.

EN-SUITE SHOWER ROOM

White suite comprising shower cubicle, wash basin and low flush WC. Extractor fan. Coving. Two wall light points. Oak flooring. Heated towel rail.

BEDROOM THREE

3.76m x 2.86m (12'4" x 9'5")

Coving. Sash window. Radiator.

BEDROOM FOUR

4.71m x 4.28m (15'5" x 14'1")

Coving. Sash window. Two radiators. Connecting door to the rear landing.

EN-SUITE BATHROOM

White suite comprising free-standing roll top bath, wash basin and low flush WC. Coving. Extractor fan. Two wall light points. Oak flooring. Heated towel rail.

BEDROOM FIVE

3.19m x 3.10m (10'6" x 10'2")

Coving. Two wall light points. Sash window. Radiator. Connecting door to the rear landing.

BEDROOM SIX

3.62m x 3.20m (11'11" x 10'6")

Period fireplace. Three wall light points. Sash window. Radiator.

HOUSE BATHROOM

White suite comprising bath with shower over, wash basin and low flush WC. Half-tiled walls. Oak flooring. Coving. Casement window. Heated towel rail. Radiator.

GARDENS & GROUNDS

The house is set back from the village street behind mature gardens. Double gates open onto a tarmac driveway offering ample space to park and leads to a double garage. A second set of gates offers potential to create a carriage driveway. The principal portion of garden features lawn, well-established shrub borders and a wide variety of specimen trees. On the eastern side of the house is a kitchen garden which includes a greenhouse and a series of raised beds divided by gravelled paths and seating areas. Behind the house is a sheltered courtyard space which currently accommodates a hot tub.

DOUBLE GARAGE

5.73m x 5.49m (18'10" x 18'0")

OFFICE

4.01m x 2.56m (13'2" x 8'5")

STORE (1)

3.05m x 1.83m (10'0" x 6'0")

STORE (2)

2.29m x 1.83m (7'6" x 6'0")

STABLE BLOCK

Totalling some 977sq.ft (90.8sq.m) and providing five generously sized loose boxes (including a mare & foal box) along with a central walkway.

THE LAND

The land and stable block adjoin the house and gardens to the rear and enjoy a dedicated separate access via a right of way across a private road. The stable block provides five loose boxes, and the building was designed with the possibility of conversion in mind (subject to consents). The land is divided into four good-sized paddocks, divided by post and rail fencing and totals around four acres. The paddock land is subject to an overage agreement in the event that a future owner develops it within the next 20 years. Further details are available on request.

GENERAL INFORMATION

Services: Mains water, electricity and drainage. Oil-fired central heating.
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code: YO17 6UN.
EPC Rating: Current: E42. Potential: C69.
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.

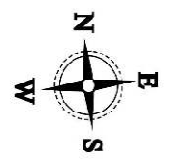


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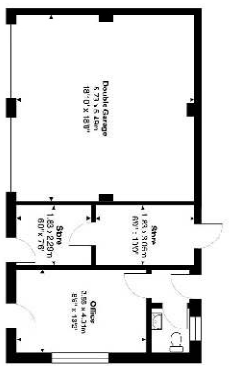




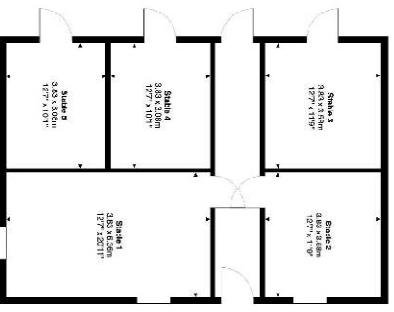
Gross Internal Areas
 Main House: 282.6m² ... 3,041ft²
 Garage, office & stores: 57m² ... 613ft²
 Stable Block: 90.8m² ... 977ft²
Total: 430.4m² ... 4,631ft²

All measurements are approximated for display purposes only and should be independently verified.
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Garage, Office and Stores
 Gross Internal Area: 57.0 m² ... 613 ft²



Stable Block
 Gross Internal Area: 90.8 m² ... 977 ft²



Ground Floor
 Gross Internal Area: 740.3 m² ... 1,510 ft²



FIRST FLOOR
 Gross Internal Area: 462.9 m² ... 1,521 ft²



