

LOW BEAMS WESTOW



A skilfully renovated and substantially extended period cottage offering nicely appointed three-bedroom accommodation of over 2,000sq.ft, together with ample parking & large gardens approaching 0.25 acres.

Porch, dining hall, sitting room, kitchen/dining room, utility room, shower room/guest cloakroom, first floor landing, master bedroom suite with study/dressing area & bathroom, bedroom two with en-suite shower room, bedroom three & house shower room.

Oil-fired central heating. Double-glazing. Photovoltaic solar panels.

Gravelled parking, extensive gardens & stone-built garden store.

Privately situated within a popular conservation village.

GUIDE PRICE £625,000

Low Beams is an unusually spacious cottage, which started out as a row of three smaller cottages. Constructed of stone under a pantile roof, within recent years the property has been skilfully extended and reconfigured, resulting in a unique property of over 2,000sq.ft set within large gardens in a private setting.

Considerable efforts have been made to ensure that the cottage is as energy efficient as possible, incorporating as much insulation as possible, photovoltaic solar panels, double glazing, and an efficient central heating system, which is underfloor throughout the ground floor.

In brief, the accommodation includes an open-fronted porch, dining hall, sitting room, kitchen/dining room, utility room and ground floor shower/cloakroom. Upstairs there are three bedrooms, two of which have en-suites, and a further house shower room. The master bedroom also has a dressing room/home office space.

The property occupies a generous plot of almost one quarter of an acre. It enjoys an almost hidden location within Westow, having an access from the Main Street, and a pedestrian access onto Chapel Lane. A timber gate opens onto a gravelled parking area, and the gardens themselves have been attractively landscaped and enjoy a great deal of privacy, and a useful, stone-built store.

Westow is an attractive conservation village set in pleasant countryside, in an area where the landscape of the Howardian Hills opens out into the rolling hills of the Yorkshire Wolds. The village benefits from a highly regarded pub and restaurant, The Blacksmith's Arms and has a well-supported cricket club. The nearby market town of Malton (6 miles) offers a good range of amenities, including shops, restaurants and cafes, tennis courts, swimming pool, gym, cinema and excellent schools. There is easy access to York, approximately 14 miles, with all its varied facilities, including a mainline railway station with direct services to London Kings Cross in less than 2 hours.



ACCOMMODATION

OPEN-FRONTED PORCH

Half-glazed door opening into:

DINING HALL

4.6m x 4.0m (15'1" x 13'1")

Staircase to the first floor. Understairs cupboard. Exposed beams. Three wall light points. Limestone floor with underfloor heating. Yorkshire sliding sash window to the front.



SITTING ROOM

7.1m x 4.6m (23'4" x 15'1")

A triple aspect room with French doors to the side and rear, and a Yorkshire sliding sash window to the front. Cast iron wood burning stove set on a stone hearth. Exposed beams. Three wall light points. Television point. Engineered oak floor with underfloor heating.



KITCHEN / DINING ROOM

7.4m x 4.0m (max) (24'3" x 13'1")

Range of kitchen cabinets with granite work surfaces, incorporating a two-oven dual control AGA, Belfast sink, microwave, dishwasher and fridge freezer. Three wall light points. Limestone floor with underfloor heating. Yorkshire sliding sash window to the front and a set of French doors to the rear garden.



UTILITY ROOM

2.8m x 2.2m (9'2" x 7'3")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Limestone floor with underfloor heating. Yorkshire sliding sash window to the rear. Door to the rear garden.



SHOWER ROOM

2.2m x 1.7m (7'3" x 5'7")

White suite comprising corner shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Worcester oil-fired central heating boiler. Heated towel rail. Limestone floor with underfloor heating. Yorkshire sliding sash window to the rear.

FIRST FLOOR

LANDING

Thermostat.

BEDROOM ONE

4.7m x 4.3m (15'5" x 14'1")

Range of fitted wardrobes. Exposed beams. Television point. Yorkshire sliding sash windows to the front and side. Radiator. Open through to:-



DRESSING ROOM / OFFICE

4.2m x 2.9m (max) (13'9" x 9'6")

Range of fitted storage cupboards. Two Yorkshire sliding sash windows to the rear. Radiator.



EN-SUITE BATHROOM

2.8m x 2.0m (9'2" x 6'7")

White suite comprising bath with shower over, wash basin and low flush WC. Tiled floor. Fully tiled walls. Extractor fan. Yorkshire sliding sash window to the rear. Radiator.



BEDROOM TWO

4.8m x 4.0m (15'9" x 13'1")

Exposed beams. Television point. Solid oak wardrobe. Two Yorkshire sliding sash windows to the front. Two radiators.



EN-SUITE SHOWER ROOM

3.7m x 2.2m (12'2" x 7'3")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Tiled floor. Extractor fan. Two Yorkshire sliding sash windows to the rear. Radiator.



BEDROOM THREE

3.9m x 2.5m (12'10" x 8'2")

Television point. Solar panel inverter. Yorkshire sliding sash window to the front. Radiator.

SHOWER ROOM

3.0m x 2.1m (min) (9'10" x 6'11")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Tiled floor. Extractor fan. Yorkshire sliding sash window to the rear. Radiator.

OUTSIDE

A timber gate opens onto a gravelled parking area, beyond which there are generous gardens. These have been attractively landscaped and enjoy a good level of privacy. They feature lawn, well-stocked shrub borders, ornamental pond, vegetable patch and a broad, stone flagged terrace.

GARDEN STORE

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

Electric light and power. Two casement windows.

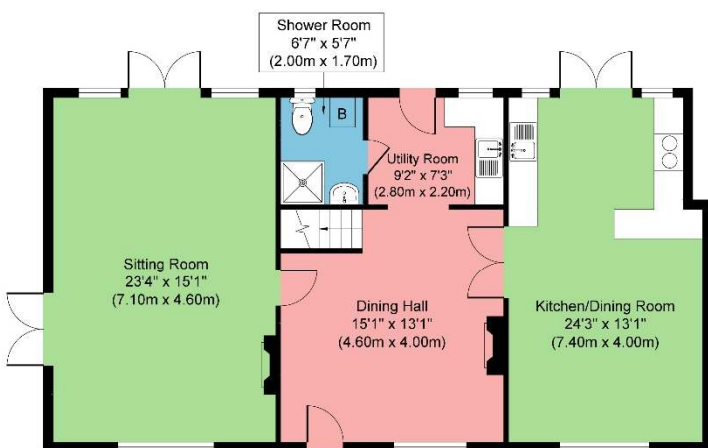


GENERAL INFORMATION

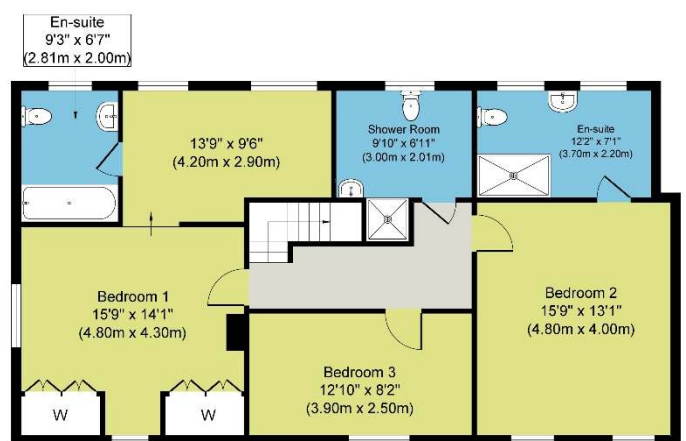
Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: F (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO62 7NE.
EPC Rating:	Current: C73. Potential: C73.
Viewing:	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
1014 sq. ft
(94.22 sq. m)



First Floor
Approximate Floor Area
1014 sq. ft
(94.22 sq. m)