

ROYAL OAK CHURCH STREET, NUNNINGTON



A substantial, Grade II Listed village house of more than 3,500sq.ft, offering six-bedroom accommodation, together with garden, ample parking & stone outbuilding with planning consent for conversion to a one-bedroom holiday cottage.

The accommodation includes four reception rooms, dining kitchen, utility room, cloakrooms, cellar, first floor landing, five double bedrooms (one with en-suite bathroom), house bathroom, sixth double bedroom & store room to the second floor.

Enclosed garden, ample parking & various domestic outhouses.

Stone & pantile garage & stables with planning consent for conversion to a one-bed holiday cottage.

GUIDE PRICE £700,000

Royal Oak dates from the 1860s and consists of a substantial, Grade II Listed village house of more than 3,500sq.ft.

The property fronts onto Church Street, in the centre of a sought-after Conservation village and occupies a plot of around 0.2 acres. The house, which is constructed of solid stone walls beneath a clay pantile roof, once traded as the village pub, but in 2019 planning consent was granted for change of use to a permanent home.

It is a fine-looking house which retains a huge amount of character, with generously proportioned rooms and many appealing attributes. The property might now benefit from some further improvement in certain areas but offers fabulous potential to restore to a wonderful family home.

The ground floor accommodation includes four front-facing reception rooms, an impressive dining kitchen with Mark Wilkinson cabinetry, a utility room and several cloakrooms. To the first floor there are five double bedrooms and two bathrooms (one en-suite), whilst to the second floor there is a sixth double bedroom and attic store room.

Externally there is an easily managed garden and ample parking to the rear of the house, which enjoys a west-facing aspect, and there is obvious potential to reorganise the outside space to allow for an increased area of garden and less parking, of which there is a copious amount. A single storey stone and pantile outbuilding has full planning consent for conversion to a one-bedroom holiday cottage. The works for the conversion of the holiday cottage are confirmed as having been started and as such the planning permission is in perpetuity.

Nunnington is a picturesque village, located below Caulkley's Bank on the banks of the River Rye, within the Howardian Hills Area of Outstanding Natural Beauty. The village is well sought after and Royal Oak is positioned towards the top of Church Street, at the centre of the village. The village benefits from a popular coffee shop within Nunnington Studios where there are various other independent retailers, and Nunnington Hall, owned by the National Trust, is free to visit for parish residents. Additional facilities can be found in the nearby village of Hovingham and also in the market towns of Helmsley (6 miles), Kirkbymoorside (5 miles) and Malton (9 miles). From Malton there are regular rail services to York, from where London can be reached in less than two hours.

ACCOMMODATION

RECEPTION ROOM ONE

6.9m x 5.5m (22'8" x 18'1")

Cast iron multi-fuel stove. Exposed beams. Two sash windows to the front and one to the side. Three wall light points. Three radiators.



RECEPTION ROOM TWO

6.3m x 4.4m (20'8" x 14'5")

Double-sided, cast iron multi-fuel stove. Exposed beams. Bar. Access to the cellar. Cupboard housing the electric meters and fuse box. Sash window and door to the front.



DINING KITCHEN

6.9m x 5.3m (22'8" x 17'5")

Range of kitchen cabinets incorporating a ceramic, double bowl sink unit. Gas cooker point. Quarry tile floor. Casement windows to either side. Two electric radiators.



INNER HALL

Staircase to the first floor. Sash window to the rear. Radiator.

RECEPTION ROOM THREE

5.5m x 3.4m (18'1" x 11'2")

Double-sided, cast iron multi-fuel stove. Five wall light points. Casement window to the front. Two radiators.



UTILITY ROOM

5.3m x 2.9m (17'5" x 9'6")

Double bowl, stainless steel sink unit. Washing machine point. Quarry tile floor. Loft hatch. Casement windows to either side and door to the rear.

REAR LOBBY

2.3m x 1.0m (7'7" x 3'3")

Door to the rear.

RECEPTION ROOM FOUR

5.5m x 2.9m (18'1" x 9'6")

Six wall light points. Casement window to the front. Two radiators.

MID LOBBY

Quarry tile floor. Door to outside.

CLOAKROOM

2.7m x 1.0m (8'10" x 3'3")

Low flush WC and wash basin. Casement window to the rear. Radiator.

WC 1

2.5m x 2.0m (8'2" x 6'7")

WC and wash basin. Casement window to the rear. Radiator.

WC 2

3.2m x 1.9m (10'6" x 6'3")

Two WCs and wash basin. Casement window to the rear. Radiator.

FIRST FLOOR

LANDING

Staircase to the second floor. Sash window to the rear. Radiator.

BEDROOM ONE

5.4m x 3.4m (17'9" x 11'2")

Open fire with stone surround and hearth. Sash window to the front. Two radiators.



BEDROOM TWO

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

Sash window to the front. Radiator.

BEDROOM THREE

3.7m x 3.0m (12'2" x 9'10")

Sash window to the front. Radiator.

BEDROOM FOUR

3.6m x 3.0m (11'10" x 11'2")

Period fireplace. Sash window to the front. Radiator.



BEDROOM FIVE

3.6m x 3.4m (11'10" x 11'2")

Sash window to the front. Radiator.



EN-SUITE BATHROOM

3.2m x 2.8m (10'6" x 9'2")

White suite comprising bath, separate shower cubicle, bidet, wash basin and low flush WC. Tiled floor. Extractor fan. Heated towel rail.



HOUSE BATHROOM

2.4m x 1.8m (7'10" x 5'11")

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Tiled floor. Sash window to the rear. Heated towel rail.

SECOND FLOOR

ATTIC BEDROOM

7.0m x 3.8m (min) (23'0" x 12'6")

Casement window to the side. Radiator.

LOFT STORAGE

6.3m x 3.8m (min) (20'8" x 12'6")

OUTSIDE

A gate on the southern side of the house gives access to the driveway, which leads around to a sizeable parking area. There are attractive and yet easily maintained garden areas behind the house, and along the northern elevation. There is obvious scope to landscape the plot to create less parking and more garden, if preferred. The back of the house enjoys a west-facing aspect and the stone outbuilding mentioned below sits along the northern boundary, along with another outhouse.

STONE & PANTILE OUTBUILDING (**POTENTIAL HOLIDAY LET**) 12.5m x 4.9m (14'0" x 16'1")

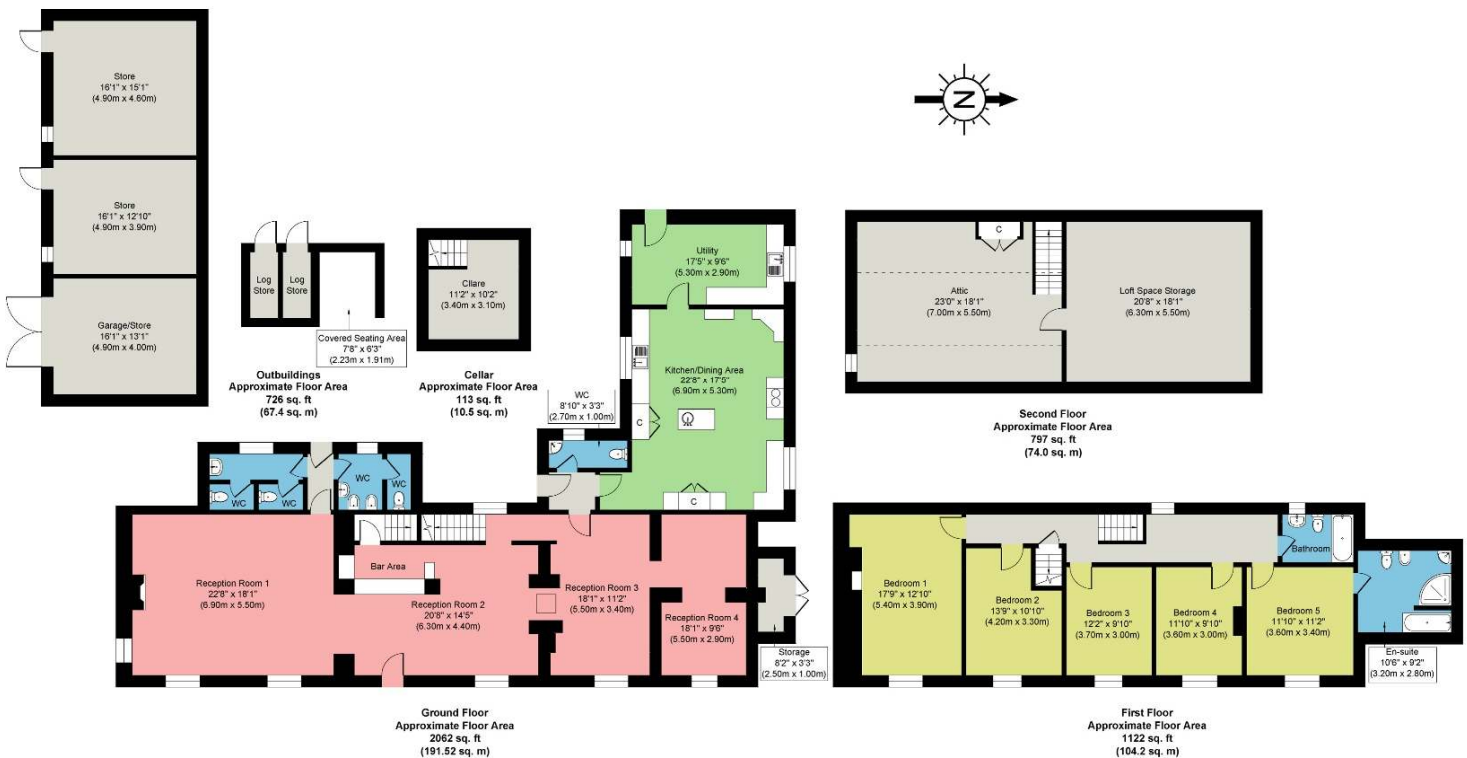
Currently providing a garage and two stables, with full planning consent in place for conversion to form a self-contained, one-bedroom holiday cottage (Application Ref: 17/01002/FUL). Copies of the approved plans are available for inspection upon request.



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:	YO62 5US.
EPC Rating:	Current: F36. Potential: C71.
Note:	Fixtures and fittings are available by negotiation.
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.