

THE WILLOWS LOW FORDON



A detached family home offering deceptively spacious four double bedroom accommodation of over 1,850sq.ft & occupying a large plot of approximately 0.4 acres, together with ample parking and delightful views in a peaceful, rural hamlet.

Entrance hall, sitting room, garden room, dining room, kitchen with AGA, pantry, utility room, cloakroom, master bedroom with en-suite shower room, three further double bedrooms & house shower room.

Oil-fired central heating & uPvc double-glazing.

Landscaped gardens, ample gravelled parking & views across open countryside.

Viewing is strongly recommended.

GUIDE PRICE £499,999

This spacious family home is situated within an idyllic, rural hamlet, and occupies a superb plot of approximately 0.4 acres with wonderful views across open countryside.

The Willows dates from 1970 and provides over 1,850sq.ft of accommodation, with generously proportioned rooms which include three reception rooms and four double bedrooms. In recent years the property has been tastefully updated and benefits from oil-fired central heating and uPvc double-glazing. In brief, the accommodation comprises entrance hall, kitchen with AGA and pantry, opening onto a large dining room, utility room, cloakroom, a 24ft sitting room and 17ft garden room, both with wood burning stoves, four double bedrooms and two shower rooms (one en-suite). A fully boarded attic space provides excellent storage space.

The property occupies an enviable plot of approximately 0.4 acres and enjoys particularly lovely views across open countryside to the rear. The gardens are mostly laid to lawn, along with shrub borders and a variety of specimen trees. The back garden has recently been re-seeded and a stone flagged terrace laid, with outdoor kitchen. There is ample space to park on the gravelled driveway, and a large timber workshop and garden shed are included in the sale.

Low Fordon is a peaceful, rural hamlet, tucked away and located between the villages of Flixton (4 miles) and Wold Newton (2 miles). It is surrounded by the spectacular scenery of the Yorkshire Wolds and is home to a twelfth century church, which is reputed to be the smallest in Yorkshire. Good local facilities can be found within Filey (8 miles), Scarborough (10 miles) and Driffeld (14 miles). The Willows can be identified by our 'For Sale' board.



ACCOMMODATION

ENTRANCE HALL

3.1m x 1.2m (10'2" x 3'11")

Coving. Tiled floor.

KITCHEN

5.7m x 3.2m (18'8" x 10'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit and electric fan assisted oven. Two oven, oil-fired AGA which also provides domestic hot water. Coving. Casement windows to the front and side. Open through to the Dining Room.



PANTRY

1.5m x 1.4m (4'11" x 4'7")

Range of kitchen units. Fuse box.

DINING ROOM

4.3m x 3.6m (14'1" x 11'10")

Coving. Three wall light points. Bow window to the front. Radiator.



UTILITY ROOM

3.5m x 3.0m (max) (11'6" x 9'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Oil-fired central heating boiler. Tiled floor. Loft hatch. Casement window to the side.

CLOAKROOM

2.0m x 0.8m (6'7" x 2'7")

Low flush WC. Casement window to the rear.

INNER HALL

Staircase to the first floor. Fitted storage cupboard. Coving. Dado rail. Two radiators.



SITTING ROOM

7.6m x 4.4m (max) (24'11" x 14'5")

Cast iron wood burning stove set on a slate hearth in a brick surround with oak mantel. Coving. Television point. Bow window and casement window to the front and French doors to the side. Radiator.



GARDEN ROOM

5.2m x 4.0m (17'1" x 13'1")

Contemporary style cast iron wood burning stove. Casement windows to the front and side. Sliding doors opening onto the rear garden.



BEDROOM ONE

3.9m x 3.7m (12'10" x 12'2")

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



EN-SUITE SHOWER ROOM

1.8m x 1.2m (5'11" x 3'11")

White suite comprising corner shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Casement window to the rear.

SHOWER ROOM

3.1m x 2.6m (max) (10'2" x 8'6")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Coving. Two heated towel rails. Casement window to the rear. Extractor fan.



FIRST FLOOR

LANDING

Casement window to the rear. Wall light point. Access to attic storage space. Radiator.

BEDROOM TWO

3.8m x 3.8m (including fitted wardrobes) (12'6" x 12'6")

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



BEDROOM THREE

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

Range of fitted wardrobes. Coving. Wall light point. Casement window to the rear. Radiator.



BEDROOM FOUR

3.7m x 3.3m (max) (12'2" x 10'10")

Coving. Wash basin in vanity unit. Casement window to the rear. Radiator.

OUTSIDE

The property is surrounded by large gardens on all sides, with extensive lawn, well-stocked shrub borders, block paved paths, specimen trees and a stone paved terrace with outdoor kitchen. A recently constructed workshop and timber garden shed provide useful storage and there is ample space to park on the double width, gravelled driveway.

WORKSHOP
20'0" x 12'0" (6.10m x 3.65m)
With electric light and power.



GENERAL INFORMATION

Services: Mains water and electricity.
Septic tank drainage.
Oil-fired central heating.

Council Tax: Band: F (East Riding of Yorkshire Council).

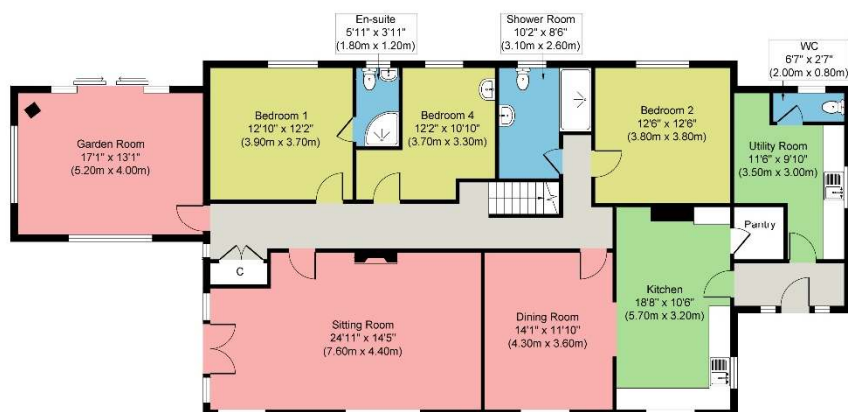
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO25 3HT.

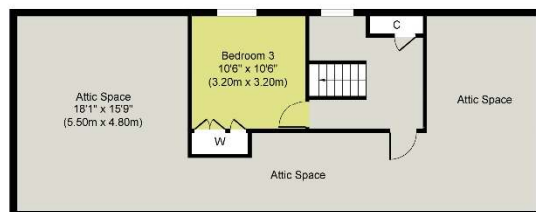
EPC Rating: Current: E51. Potential: C78.

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
1948 sq. ft
(180.94 sq. m)



First Floor
Approximate Floor Area (Excluding Attic Space)
236 sq. ft
(21.90 sq. m)



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