



RED HOUSE
WHARRAM LE STREET, NEAR MALTON

Cundalls



RED HOUSE
WHARRAM LE STREET
MALTON, NORTH YORKSHIRE

Malton 6 miles, Driffield 12 miles, Pocklington 15 miles, York 22 miles, Beverley 24 miles
Distances Approximate

**A SUBSTANTIAL, GEORGIAN VILLAGE HOUSE OFFERING EXCEPTIONALLY SPACIOUS ACCOMMODATION WITH FIVE DOUBLE BEDROOMS,
ALONG WITH TWO SELF-CONTAINED FLATS WITHIN A WEST WING, BOTH LET & PRODUCING A REGULAR INCOME**

PRINCIPAL HOUSE: ENTRANCE HALL – CLOAKROOM – SITTING ROOM – DINING ROOM – GAMES ROOM – FARMHOUSE KITCHEN
UTILITY ROOM – OFFICE – CELLAR
GALLERIED LANDING – FIVE DOUBLE BEDROOMS (FOUR EN-SUITE) - STUDY

FLAT 1 (GROUND FLOOR): ENTRANCE HALL – LIVING ROOM – KITCHEN DINER – DOUBLE BEDROOM – BATHROOM
FLAT 2 (FIRST FLOOR): HALL – LIVING ROOM – KITCHEN DINER – DOUBLE BEDROOM – BATHROOM

EXTENSIVE GARDENS & GROUNDS APPROACHING 0.5 ACRES – AMPLE PARKING – GARAGE/STABLING
VILLAGE LOCATION SET ON THE EDGE OF THE YORKSHIRE WOLDS – IDEAL WALKING COUNTRY

GUIDE PRICE £675,000
FREEHOLD

This substantial village house is believed to have early 18th Century origins and once formed part of the Birdsall Estate, when it served as a farmhouse. The property offers incredibly spacious accommodation which extends to over 4,000ft² in addition to two self-contained flats within the west wing. Both flats are let out to long-term tenants and provide a regular income.

The house itself retains a good deal of its Georgian character, including fireplaces, flagged stone floors, ceiling cornicing, panelled doors and a particularly fine main staircase. The ground floor accommodation includes a large entrance hall, three good reception rooms, farmhouse kitchen with Aga and utility room. Over the first and second floors are a total of five double bedrooms (four en-suite) and an attic room which serves as a character-filled study; the property also benefits from a very useful, dry cellar.

The two flats (one ground floor, one first floor) are both accessed from the rear and each include a living room, kitchen diner, double bedroom and bathroom. With a combined floor area of over 1,200ft² these also have potential for use as holiday lets or to house dependent relatives or staff.

The front of the house faces south-east and enjoys an attractive outlook across its landscaped gardens. The total site area is approaching half an acre and includes formal gardens with lawn, shrub borders, trees and paved terraces in addition to a kitchen garden and orchard. There is plenty of room to park within the gated, block-paved courtyard and there is additional parking to immediately to the rear and also within the garage (former stable block), which also serves as a workshop and retains its original stalls and feeders.

Wharram-le-Street is a traditional village set on the very edge of the Yorkshire Wolds, and despite its rural feel, broad ranging facilities are located close at hand in the market town of Malton some 6 miles north-west. The Yorkshire Wolds are an area of exceptional beauty and Wharram is within a scenic commute of York, Beverley and Hull.

THE MAIN HOUSE

ENTRANCE HALL

5.8m x 2.6m, plus 4.0m x 2.4m (19'0" x 8'6", plus 13'0" x 7'10")

Staircase to the first floor. Stripped floorboards. Coving. Ceiling rose. Two electric night storage heaters.

CLOAKROOM

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

White low flush WC and wash basin. Marble tiled floor. Understairs cupboard. Sash window to the side.

SITTING ROOM

5.5m x 5.4m (excl. bay) (18'1" x 17'9")

Open fire with marble surround, cast iron insert and granite hearth. Bay window to the front and glazed door opening onto the garden. Coving. Ceiling rose. Picture rail Stripped floorboards. Two electric night storage heaters.

DINING ROOM

5.7m x 5.2m (18'8" x 17'1")

Open fire with marble surround, cast iron insert and granite hearth. Sash windows to the front and side. Coving. Ceiling rose. Stripped floorboards. Two electric night storage heaters.

INNER HALL

Further staircase to the first floor. Stone flagged floor. Fitted cupboard and coat hooks. Electric night storage heater.

FARMHOUSE KITCHEN

6.4m x 4.6m (max) (21'0" x 15'1")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit and four oven, oil-fired AGA. Exposed beams. Quarry tiled floor. Two sash windows to the side with working shutters and one to the rear.

REAR LOBBY

4.1m x 1.4m (max) (13'5" x 4'7")

Tiled floor. Door to the rear.

UTILITY ROOM

4.5m x 2.9m (min) (14'9" x 9'6")

Range of units incorporating a single drainer sink unit. Automatic washing machine point. Clothes-airer. Tiled floor. Sash window to the rear.

OFFICE / PANTRY

2.6m x 2.0m (8'6" x 6'7")

Electric night storage heater.

GAMES ROOM

5.2m x 3.8m (17'1" x 12'6")

Cast iron stove set on a stone hearth. Fitted cupboards. Door leading to a lobby with stairs down to the cellar.

PORCH

3.5m x 3.1m (11'6" x 10'2")

Door to the side. Water tap.

CELLAR

STORE ROOM

5.3m x 2.8m (17'5" x 9'2")

FIRST FLOOR

LANDING

Coving. Sash windows to the front and side.

BEDROOM ONE

5.7m x 5.2m (18'8" x 17'1")

Range of fitted wardrobes. Coving. Sash windows to the front and side.

EN-SUITE BATHROOM

3.1m x 2.4m (max) (10'2" x 7'10")

White suite comprising: bath, wash basin and low flush WC. Extractor fan. Stripped floorboards. Radiator.

BEDROOM TWO

5.5m x 5.4m (max) (18'1" x 17'9")

Period fireplace with marble surround and cast iron insert. Sash window to the front. Coving. Electric night storage heater.

EN-SUITE BATHROOM

3.1m x 1.7m (10'2" x 5'7")

White suite comprising: bath with shower over, wash basin and low flush WC. Airing cupboard housing the hot water cylinder with electric immersion heater. Heated towel rail.

REAR LANDING

Staircase to the second floor and also down to the rear hall. Exposed stonework to part.

BEDROOM THREE

5.0m x 3.1m (16'5" x 10'2")

Beamed ceiling. Sash window to the side. Electric night storage heater.

EN-SUITE BATHROOM

3.2m x 2.3m (10'6" x 7'7")

White suite comprising: bath, pedestal basin and low flush WC. Sash window to the side. Painted floorboards. Radiator.

BEDROOM FOUR

4.5m x 4.4m (max) (14'9" x 14'5")

Period fireplace with wood surround and cast iron insert. Fireside alcove. Sash window to the rear. Coving. Understairs cupboard. Electric night storage heater.

EN-SUITE SHOWER ROOM

2.2m x 1.8m (7'3" x 5'11")

White suite comprising: double shower cubicle, wash basin and low flush WC. Fully tiled walls and floor. Coving. Extractor fan. Heated towel rail.

SECOND FLOOR

OFFICE

6.6m x 5.4m (max) (21'8" x 17'9")

Telephone point. Four Velux roof lights. Exposed roof trusses. Loft access. Pine paneled ceiling and walls.

BEDROOM FIVE

5.4m x 3.9m (17'9" x 12'10")

Velux roof lights to the front and rear. Loft access. Electric night storage heater.

FLAT 1

ENTRANCE HALL

1.9m x 1.3m (6'3" x 4'3")

Quarry tile floor.

KITCHEN DINER

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

Range of units incorporating a stainless steel, single drainer sink unit. Four ring hob and oven. Automatic washing machine point. Sash window to the front. Radiator.

LIVING ROOM

5.4m x 3.7m (17'9" x 12'2")

Cast iron wood burning stove with back boiler set on a quarry tile hearth within a stone surround. Sash windows to the front and rear.

BEDROOM

5.4m x 3.2m (17'9" x 10'6")

Sash window to the rear. Radiator.

BATHROOM

2.1m x 2.0m (6'11" x 6'7")

White suite comprising: bath, wash basin and low flush WC. Sash window to the rear. Radiator.

FLAT 2

GROUND FLOOR ENTRANCE LOBBY
Staircase to the first floor.

HALL
Sash window to the front. Telephone point.

LIVING ROOM
5.4m x 3.4m (17'9" x 11'2")
Sash windows to the front and rear. Television point. Airing cupboard housing the hot water cylinder with electric immersion heater. Radiator.

KITCHEN DINER
4.4m x 2.6m (14'5" x 8'6")
Range of units incorporating a stainless steel sink unit. Four ring electric hob and oven. Automatic washing machine point.

BEDROOM
4.3m x 4.0m (14'1" x 13'1")
Sash window to the rear. Period fireplace.

BATHROOM
2.4m x 1.9m (max) (7'10" x 6'3")
White suite comprising bath, wash basin and low flush WC. Tiled floor. Half tiled walls. Extractor fan.

OUTSIDE

The total plot is estimated to be approaching half an acre and includes attractively landscaped gardens, which lie mostly to the front and enjoy a very pleasant, southerly aspect and an excellent level of privacy. There is a block paved parking area to the front, additional parking at the rear and a useful brick and slate former stable block which serves as garaging and workshop.

GARAGE / WORKSHOP / STABLING
8.9m x 5.5m (29'2" x 18'1")
Electric light and power. Concrete floor. Providing workshop, store & garage. The building still retains the original stalls and feeders.

GENERAL INFORMATION

Services: Mains water and electricity. Septic tank drainage.
Council Tax: Red House: Band G
Flat 1: Band A
Flat 2: Band A
Tenure: We understand that the property is Freehold.
Both flats are let on Assured Shorthold Tenancies.
Post Code: YO17 9TL
Viewing: Strictly by appointment through the Agent's office in Malton.

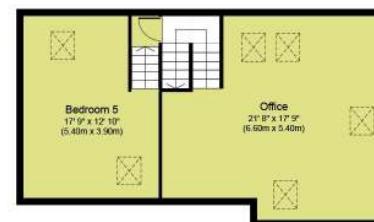
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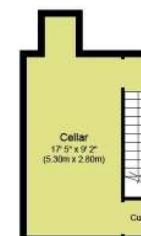
First Floor
Approximate Floor Area
2,347 sq. ft.
(218.0 sq. m.)



Second Floor
Approximate Floor Area
646 sq. ft.
(60.0 sq. m.)



Ground Floor
Approximate Floor Area
2,723 sq. ft.
(253.0 sq. m.)



Cellar
Approximate Floor Area
226 sq. ft.
(21.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

