

SCHOOL HOUSE HIGH MARISHES



A re-furbished former School House set in a lovely semi-rural position with attractive gardens, garage and parking and far-reaching open views.

1,247 square feet of attractively presented and thoroughly up to date accommodation

Living Room – Sitting Room – Breakfast Kitchen - Utility Room – Shower Room

Three double bedrooms; one with an en-suite shower room– House bathroom

Cottage style gardens to the rear with vegetable and soft fruit garden.

Detached garage – Ample parking.

GUIDE PRICE £385,000

School House is an attractive, individual and nicely proportioned period property located in a rural position with far reaching open views to all sides. Set on a generous plot with pretty gardens, detached single garage and ample parking.

The property has been refurbished over the past five years, the result being a modern family home, which still retains some character touches from its former life as the School House for High Marishes. In all 1,247 square feet which in brief comprises; entrance hall, sitting room with multi-fuel stove, dual aspect living room with multi fuel stove, rear hall/utility room, shower room and breakfast kitchen with pantry. Upstairs are three double bedrooms, including one with a brand-new en-suite shower room and a further house bathroom. The windows are double glazed throughout, and heating is LPG gas fired.

Outside there are pretty lawned gardens to the rear, with a vegetable and soft fruit garden to the far end where there is a useful shed and greenhouse. There is a modern detached garage and off-street parking on the driveway to the side of the house.



High Marishes is a rural location yet conveniently located just off the A169 Malton to Pickering Road and as such has excellent road links with Malton, York and the A1(M) motorway network. Malton lies 4.5 miles to the south and Pickering 4 miles to the north; all local amenities can be found in both towns. A bus stop with direct bus routes to Malton, Pickering and the surrounding area is only a few minutes' walk away.

ACCOMMODATION COMPRISSES

FRONT HALL

Composite front door with window light. Stairs to the First Floor.

SITTING ROOM

4.12 m (13'6") x 3.60 m (11'10")

Casement window to the front. Cast iron wood burning stove set upon a flagstone hearth with an oak mantel. Oak laminate floor. Radiator. Television point.



LIVING ROOM

4.18 m (13'9") x 3.30 m (10'10")

Dual aspect room with windows to the front and side. Oak laminate floor. Tiled fireplace housing a cast iron wood burning stove. Television point. Fitted storage cupboards. Radiator.



UTILITY/REAR HALL

3.00 m (9'10") x 2.31 m (7'7")

Range of fitted base units incorporating a sink unit. Automatic washing machine point. Composite door out to the rear. Window to the rear. Radiator.

SHOWER ROOM

3.00 m (9'10") x 1.00 m (3'3")

Shower cubicle. Low flush WC. Window to the rear. Radiator.



DINING KITCHEN

4.40 m (14'5") x 3.00 m (9'10")

Range of fitted base and wall cabinets with wood effect worktops incorporating a sink unit and with tiled splashbacks. Integrated electric double oven and microwave. Four ring induction hob with extractor overhead. Integrated dishwasher. Radiator. Walk in pantry with fitted shelving. Window to the rear.



FIRST FLOOR

BEDROOM ONE

4.16 m (13'8") x 3.30 m (10'10")

Casement window to the front. Over stairs cupboard. Radiator. Fitted wardrobes.



BEDROOM TWO

4.15 m (13'7") x 3.30 m (10'10")

Casement window to the front. Radiator. Television point.



BEDROOM THREE

3.20 m (10'6") x 3.00 m (9'10")

Casement window to the rear. Radiator. Coving. Television point.



EN-SUITE SHOWER ROOM

1.92 m (6'4") x 1.33 m (4'4")

Corner shower. Low flush WC and wash hand basin in vanity unit. Tiled floor. Tiled walls. Extractor fan. Chrome heated ladder towel rail.



BATHROOM

3.00 m (9'10") x 2.90 m (9'6")

Roll top bath. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Window to the rear. Airing cupboard housing a newly fitted gas fired central heating boiler. Electric shaver point. Tiled walls to part.



GARDEN & GROUNDS

School House sits back from the roadside behind a low fence and enjoys a far-reaching view to the north, over open farmland and towards the Moors in the distance. A driveway lies to the side and provides plenty of parking leading up to the detached single garage.

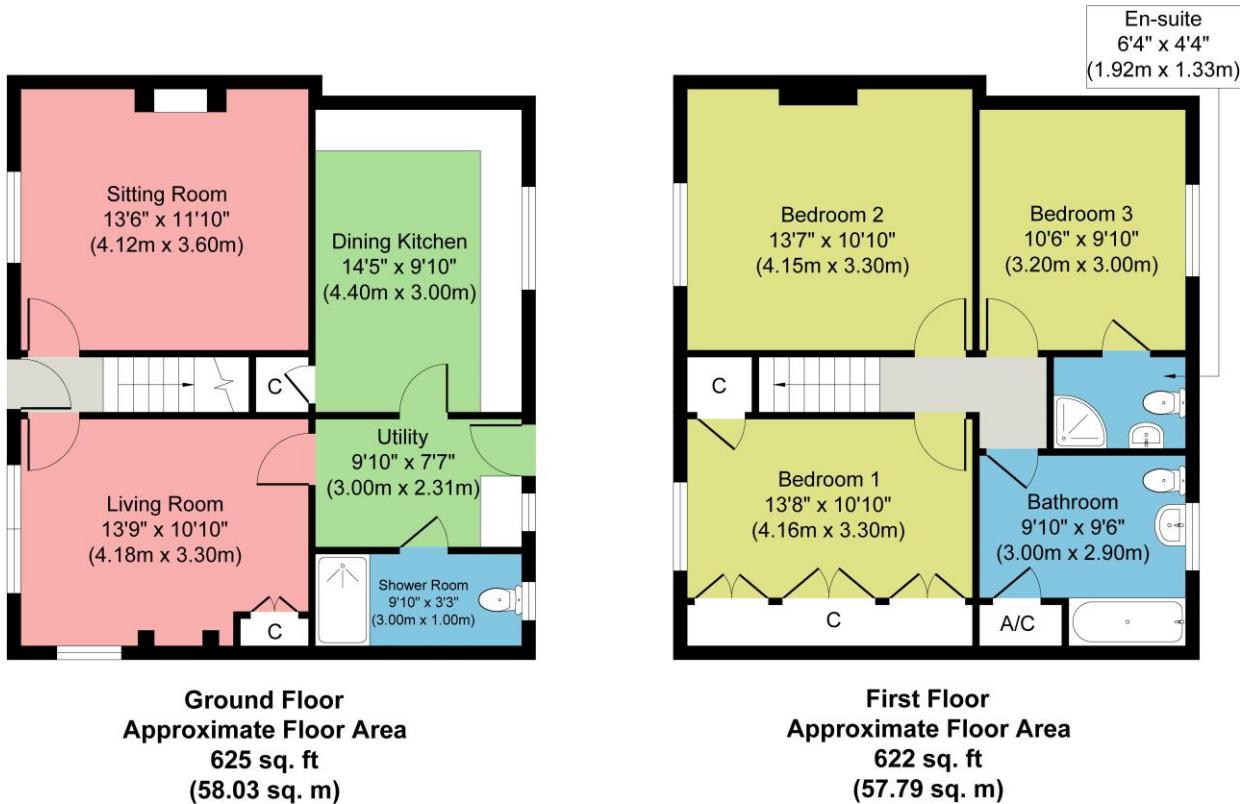
The garden faces south and also has a fantastic open outlook towards the Wolds. To the immediate rear is a paved area of hardstanding which gives way to a neat, lawned garden with herb garden and flower borders. Beyond is a productive vegetable and soft fruit garden, with a useful garden shed and aluminium framed greenhouse. There is a warm and cold water supply to the garden.



GARAGE

6.10 m (20'0") x 3.80 m (12'4")

Electric light and power. Up and over door. Door to the side. Storage overhead.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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GENERAL INFORMATION

Service: Mains water and electric. Central heating is LPG gas fired. Drainage is to a septic tank.

Council Tax: Band E

Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.

Planning: Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666

Viewing: Strictly by appointment with the Agent's Pickering office.

Post Code: YO17 6UQ

Details prepared June 2025

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

Measurements are approximate and are intended for guidance only. 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. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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