

LITTLE ROWAN NAWTON ROAD, WOMBLETON



A recently refurbished village property, with stylishly appointed accommodation, lovely grounds and ample parking – in all 0.45 acres

Attractively refitted accommodation of 1,400 square feet in total.

Hall – Sitting Room – Dining Room/Snug – Breakfast Kitchen

Three first floor bedrooms, including master bedroom with newly fitted en-suite and further new house bathroom

Well established gardens and grounds with a lovely open aspect.

Large garage with utility – Ample off-street parking

PRICE £595,000

A substantial detached dormer bungalow set within a lovely mature plot, situated within a well located rural village.

Little Rowan is situated on the northern fringes of Wombledon village and benefits from an especially large plot, lovely open views and an attractive range of recently refurbished accommodation. The property was built in around 1980 and over the past two years has undergone a comprehensive refurbishment, with refitted kitchen and bathrooms, redecoration, new boiler and updated electrics being just a few of the jobs carried out. In all the property provides 1,400 square feet of accommodation arranged over two floors which in brief comprises: hallway, dual aspect sitting room with French windows opening out onto the garden, dining room/snug and breakfast kitchen with a dining area. On the first floor are three large bedrooms, including master bedroom with re-fitted en-suite shower room and a further main house bathroom.

The property has an open frontage with pretty, far reaching views over farmland and lovely, well-established gardens to the front and rear with a beautifully landscaped rear garden with well stocked herbaceous borders, greenhouse and shed and numerous areas from which to sit out and enjoy the grounds. There is a large integral garage with utility area and a broad parking area.



Wombledon is a small rural village some two miles from Kirkbymoorside where there is a good range of amenities, including shops, pubs, bank and restaurants. Helmsley is only 4 miles away, with a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high-class delicatessens the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with the start of the Cleveland Way in the town and the Hambleton Hills to the north. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Half glazed front door. Internal glazed door.

ENTRANCE HALL

3.70 m (12'2") x 1.80 m (5'11")

Stairs to the first floor. Understairs cupboard.

SITTING ROOM

6.12 m (20'1") x 3.50 m (11'6")

A bright double aspect room with a casement window to the front elevation and doors opening out onto the garden at the rear. Brick fireplace with tiled hearth and inset oak mantel. Feature beams. Television point. Radiator. Wall light point.



SNUG/DINING ROOM

3.70 m (12'2") x 3.00 m (9'10")

Casement window to the front. Wall light. Beamed ceiling. Radiator. Panelled walls to part. Television point.



KITCHEN

5.16 m (16'11") x 5.10 m max (16'9")

A smart range of kitchen base and wall cabinetry with butcher block style worktops incorporating a ceramic sink unit. Di Longhi dual fuel cooker with extractor hood. Dishwasher point. Fitted plate rack. Polished stone tiled floors. Beamed ceiling. Recessed ceiling lights. Window to the rear. Fitted pantry cupboard. Dining area. Side door to the garage. Door leading the garden.



FIRST FLOOR

LANDING

6.00 m (19'8") x 1.30 m (4'3")

Velux roof light to the rear. Wall light points. Radiator. Eaves storage.

BEDROOM ONE

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

Casement window to the front. Range of fitted wardrobes. Radiator. Wall light.



EN-SUITE SHOWER ROOM

2.30 m (7'7") x 2.00 m (6'7")

Corner shower cubicle. Low flush WC. Wash hand basin with fitted storage. Wall light. Velux roof light. Column radiator with towel rail. Half tiled walls.



BEDROOM TWO

4.10 m (13'5") x 2.60 m (8'6")

Pair of velux roof lights to the front. Radiator. Eaves storage cupboard. Loft inspection hatch.

BEDROOM THREE

4.39 m (14'5") x 3.40 m (11'2")

Casement window to the front. Velux roof light to the rear. Radiator. Eaves storage. Storage cupboard.



BATHROOM

2.20 m (7'3") x 2.20 m (7'3")

Bath with handheld shower attachment and panelled surround. Walk-in shower cubicle with dual rain head shower overhead. Low flush WC. Wash hand basin with fitted storage. Window. Extractor fan. Wall light point. Column radiator with towel rail.



GARAGE WITH UTILITY

11.00 m (36'1") x 3.00 m (9'10")

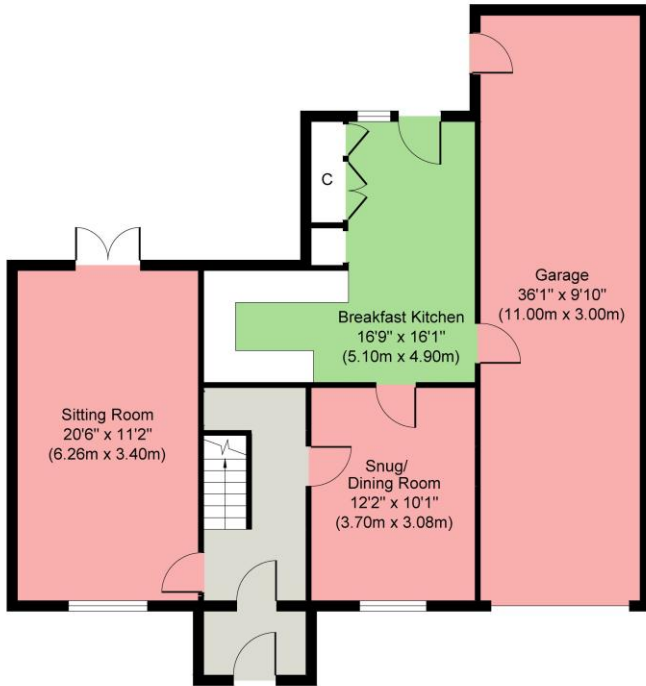
Electric garage door to the front. Fitted utility area. Casement window to the rear. Personal door out to the side. Door to the kitchen. Ideal gas fired central heating boiler. Electric light and power.

GROUNDS

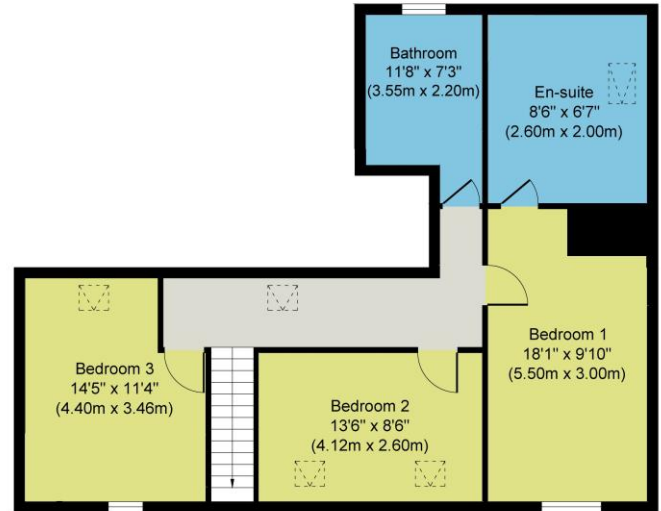
Little Rowan stands well back from the roadside with a short, gravelled drive opening out onto a good-sized parking area, with space to park a number of vehicles. An attractive front garden frames the property nicely and there are lovely far-reaching views over the farmland to the east.

The majority of the grounds lies to the rear of the property and is a lovely, well-established garden with a lengthy lawn, edged by well stocked herbaceous and shrub borders and with a number of mature shrubs and trees within the grounds. In total the site amounts to 0.45 acres in total and has been carefully redesigned to create a number of separate areas to the space, with seating and dining area dotted throughout the grounds. A useful garden shed and greenhouse lie to the further end of the garden. There is an access around from the front of the back and an outside water supply front and back.





Ground Floor
Approximate Floor Area
1061 sq. ft
(98.53 sq. m)



First Floor
Approximate Floor Area
770 sq. ft
(71.52 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. 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

- Services: Mains water, gas, drainage and electricity.
 Tenure: We understand that the property is freehold with vacant possession granted upon completion
 Council Tax: E
 Post Code: YO62 7RJ
 Viewing: Strictly by appointment with the Agent's Pickering office.
 EPC: Current C/69 Potential A/100
 Please note: Little Rowan is owned by an employee of Cundalls.

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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