

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## ABBEY HOUSE, OSWALDKIRK, YORK, YO62 5XT

**A traditional village property in the heart of the Howardian Hills**

**Entrance Hall**

**2 Sitting Rooms**

**Kitchen/Living Room**

**Conservatory**

**Pantry**

**Ground Floor Bathrrom**

**4 Bedrooms**

**Bathroom**

**Small Cellar**

**Garaging**

**Outhouses**

**South Facing Garden**

**GUIDE PRICE £525,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Believed to date back to the mid 18th century, this traditional village property known as Abbey House lies at the foot of Oswaldkirk Hagg with a south facing garden and views across the valley beyond.

A cherished family home for over 50 years, the property has a wealth of character including sash windows, window seats, period fireplaces, exposed timbers and many more characteristics one would expect in a property of this era.

Whilst in a Conservation Area, the house is not Listed. It provides nearly 2,000 sqft. of versatile living accommodation arranged over two floors with two comfortable sitting rooms either side of the entrance hall, both with open fires. A more modern extension in the form of a light and sunny kitchen/dining/living room across the back of the house leads through to a large conservatory with a private outlook across the garden. Also on the ground floor is a useful shelved pantry, a bathroom (including shower) plus steps down to a small cellar.

The four bedrooms on the first floor are connected by two staircases and each bedroom has good storage by way of fitted wardrobes or cupboards. There are access points to the loft which is partly boarded and insulated.

There is plenty going on on the outside too with vehicular access from the village street to a series of stone outbuildings at the rear providing garage space and storage. The well established garden includes seating areas, herbaceous borders, lawn and the entire outside area is well screened by specimen trees.

In summary a comfortable home with plenty of character likely to appeal to a wide audience and in a sought after village location in the heart of the Howardian Hills.

## General Information

Services: Mains water and electricity are connected. Oil fired central heating. Connection to mains drains.

Council Tax: North Yorkshire Council. Band F.

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

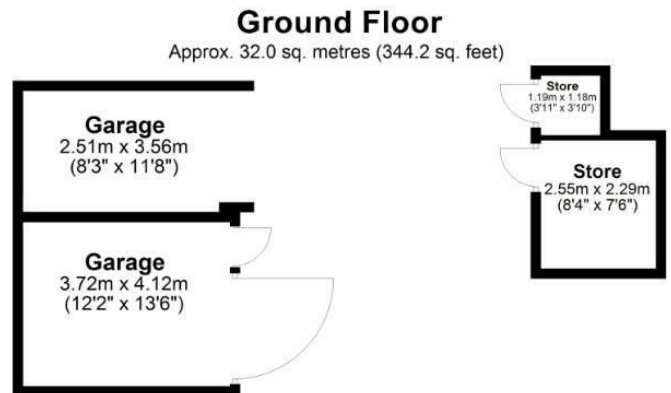
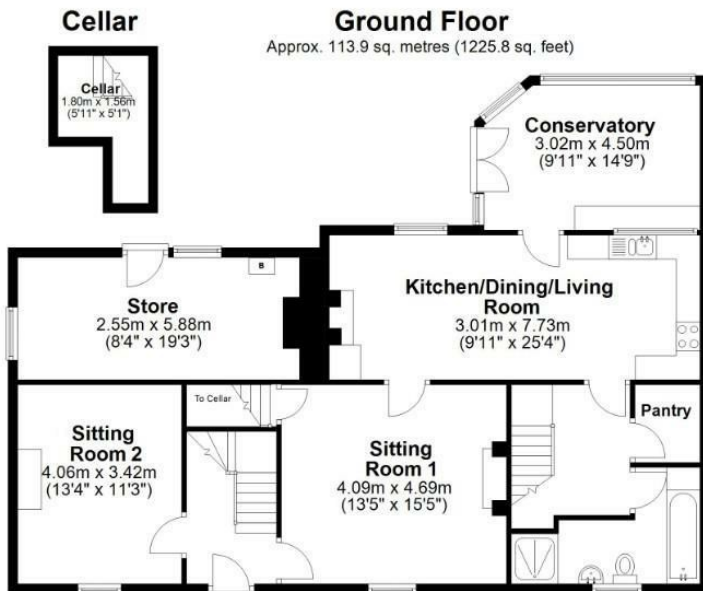
Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite and Woodhead, 26, Market Place. Kirkbymoorside. Telephone: 01751 430034/472800

Oswaldkirk is a village full of character situated approximately 20 miles north of York and just 5 miles to the south of the bustling market town of Helmsley. The village straddles the boundaries of the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty. Ampleforth Stores in the adjacent village provides basic every day essentials and Helmsley has a weekly market on a Friday and an array of shops as well as good eateries, craft shops, boutiques and well stocked delicatessens.



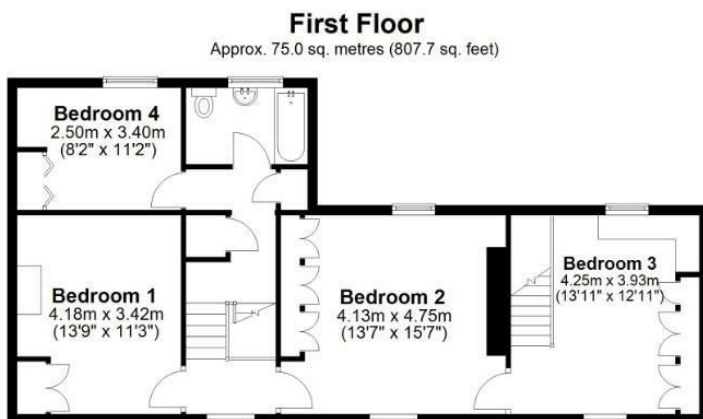


# Accommodation



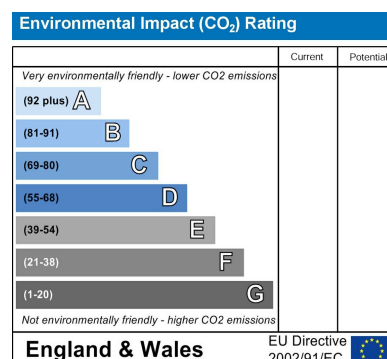
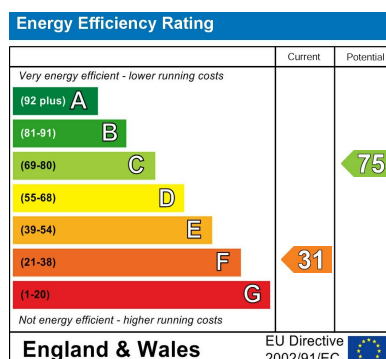
Total area: approx. 32.0 sq. metres (344.2 sq. feet)

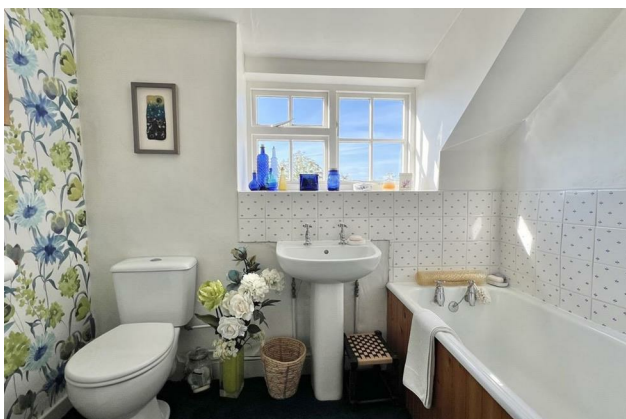
## Abbey House, Outbuildings



Total area: approx. 188.9 sq. metres (2033.5 sq. feet)

## Abbey House, Oswaldkirk





Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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