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BAY TREE HOUSE • HOVINGHAM • YORK



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PRS Property Redress Scheme



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BAY TREE HOUSE

Pasture Lane, Hovingham, York YO61 4JT

Malton 8 miles • Helmsley 8 miles • York 16 miles

Outstanding newbuild house within a much-loved Howardian Hills village

Entrance hall • sitting room • kitchen dining room • utility room • shower room • double bedroom • principal bedroom with en suite shower room • double bedroom • house bathroom

Outbuilding • garden • drive • parking

For Sale Freehold



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Bay Tree House follows a style of vernacular architecture that is popular in this lovely old Estate village; it has been constructed in honey-coloured reclaimed stone from Dringstone Quarry on the North York Moors and has a pantile roof with a rustic 'aged' finish. This is a handsome, detached house finished to the very highest specification inside and out, and ready for immediate occupation. It sits within its part-walled garden enjoying a fine view towards the Saxon tower of All Saints Church, and a traditional outbuilding in the garden adds further character and scope. Bay Tree House is on Pasture Lane within comfortable strolling distance of the many amenities that the village has to offer.

- Detached house with garden and outbuilding in a prime village location
- Light, bright and versatile accommodation of more than 1450 sq ft
- Useful ground floor bedroom suite
- High specification fixtures and fittings including a Neptune kitchen
- Parking for two cars
- Within strolling distance of local amenities
- Superb Howardian Hills village between Malton and Helmsley
- Newbuild, vacant and ready for immediate occupation

This is a newbuild property that has been built and finished to the highest specification: there are Accoya handmade windows; Chalked Nordic Oak staircase and doors; elegant cornicing; underfloor heating throughout the ground floor with traditional column radiators upstairs; there is Cat6 cabling to the property providing superfast broadband of 250GB; an air source heat pump has been fitted; the cast iron gutters are painted in Farrow & Ball French Gray.

The kitchen dining room has been fitted with a Shaker-style Neptune kitchen, integrated appliances, wine cooler, Falcon range cooker, Quooker tap, and drawers with a Soft Close mechanism. Alongside is a useful utility fully plumbed and with a storage cupboard with dovetail shelf fittings and access to the garden. The living room has an Amtico herringbone floor, surround sound and French door opening onto the garden terrace. The house bathroom is designed and fitted with Porcelanosa tiles and suites, has a heated towel rail, bath tub with built-in storage and a freestanding shower enclosure with rain shower head. All of the bedrooms have high ceiling heights into the roof space. The principal en suite bedroom is dual aspect and has a bathroom designed with Porcelanosa marble tiles and a wall-to-wall shower.

Outside

A permeable driveway of block paving sits to the side and front of the house providing ample off street parking for two cars. Alongside the private drive is a tarmac turning circle shared with the neighbouring house. Landscaping includes some estate fencing and a beautifully crafted dry stone wall with coping stones, all locally quarried from Dringstone. A sand-blasted Indian sandstone terrace and surrounding path has been laid and there is a charming stone and pantile outbuilding (semi detached) at the rear of the garden. This offers ideal space as a workshop and storage or could be converted into a studio/office.

Environs

Bay Tree House is on Pasture Lane, connected to the heart of the village and its amenities via a short footpath. Hovingham itself is the Estate village of the Worsley family

and retains all the charm associated with their beneficent control. Nothing spoils the original layout and architecture, and the parkland and cricket ground provide a singular backdrop. There is a primary school, thriving village shop, bakery, two pubs including the Worsley Arms hotel, village hall that doubles up as an arts venue, tennis club, bowling green and an award-winning monthly market. The village sits in glorious AONB countryside between two

market towns, Helmsley on the edge of the North York Moors and Malton with its railway station connecting to mainline York. There are fine walks on the doorstep and close by are excellent pubs and gourmet establishments including Michelin-starred The Star Inn. Independent schooling can be found at Terrington and Ampleforth with excellent schooling in York some half an hour's drive away.



Plot 2, Pasture Lane, Hovingham

Tenure: Freehold

EPC Rating: Awaiting EPC

Services & Systems: Mains water, drainage and electricity. Air source heat pump backed by electric.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

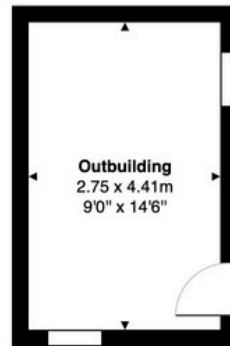
Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council www.northyorks.gov.uk

Directions: From Malton drive through the village passing the village bakery on your left. On the right you will see Pasture Lane. Bay Tree House can be found at the end of Pasture Lane on the right hand side.

Gross Internal Area: 135.8 m² ... 1461 ft² (excluding outbuilding)

All measurements are approximated for display purposes only and should be independently verified
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Gross Internal Area: 12.1 m² ... 131 ft²



Ground Floor
Gross Internal Area: 79.3 m² ... 853 ft²



First Floor
Gross Internal Area: 56.5 m² ... 608 ft²



City

Country

Coast