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Station House Thorpe Lane, Ampleforth, York, North
Yorkshire, YO62 4DL

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Guide Price £850,000

A VERY UNIQUE MUST SEE PROPERTY. Originally the local Railway Station it was converted into a three bedrooomed family home in the 1970's. In an idyllic setting and full of character and charm it is well worth a look. In addition to the conversion a two bedroom cottage was added on in the late 1980's. It is sat in approximately four and a half acres with a small lake and is situated on the edge of the popular village of Ampleforth gloriously located at the edge of the North York Moors and the Howardian Hills Area of Outstanding Natural Beauty (AONB). The village is well known for the Abbey and College but it also benefits from a Doctors Surgery, Post Office and Village Shop, a local pub restaurant and a great coffee shop. The College has a Sports Centre and Swimming Pool which are available to the general public. The popular Sutton Bank and the White Horse are close by and more facilities are available at the nearby market towns of Helmsley, Malton and Easingwold. The main property briefly comprises: lobby, lounge, dining room, snug, kitchen, utility room, wc and office. To the first floor are three bedrooms and a shower room. The Annexe comprises: kitchen, lounge/diner, two bedrooms and a bathroom. Outside are gardens to three sides. These are laid mainly to lawn with an area of woodland and a small lake. There are also good-sized patio areas to both the front and the back of the property. There are also three sheds for storage. The property also benefits from oil-fired central heating. A viewing is highly recommended to appreciate all this property has to offer. EPC ratings G (House) & D (Cottage). Council Tax Band E. Apply Easingwold Office on 01347 823535.

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1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



GROUND FLOOR
1664 sq.ft. (154.6 sq.m.) approx.



TOTAL FLOOR AREA : 2167 sq.ft. (201.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- **CONVERTED RAILWAY STATION**
- **IDYLLIC LOCATION**
- **COUNCIL TAX BAND E**

ENTRANCE LOBBY

Accessed via part glazed front door, stairs to first floor, wooden floor

OFFICE/STUDY

10'7" x 13'9"

Feature fireplace with brick surround, stone hearth and inset cast iron wood burning stove, windows to front and rear aspects, radiators x 2

DINING ROOM

13'0" x 13'9"

Feature fireplace with wood surround, tiled inlay and open grated fire, windows to front and rear aspects, wooden floor, storage/cloaks cupboard, radiators x 2

WC

Low flush wc, pedestal wash basin, window

KITCHEN

10'5" x 13'9"

Fitted with a range of hand made base and wall units with granite worktops, inset stainless steel sink unit, integrated double electric oven, gas hob and extractor hood, tiled floor, central island, windows to front and rear aspects, radiator, ceiling spotlights

LOUNGE

13'9" x 27'7"

Wooden floor, feature brick fireplace with beamed mantle, granite hearth and inset cast iron wood burning stove, radiators x 4, windows x 2 to rear aspect, windows x 2 to front aspect

SNUG

7'4" x 11'10"

Wood laminate flooring, window to front aspect, radiator

UTILITY ROOM

4'1" x 11'10"

Range of base and wall mounted units with matching work surfaces, inset belfast sink unit, floor mounted central heating boiler, windows x 2 to rear aspect, radiator, tiled floor

FIRST FLOOR

FIRST FLOOR

- **THREE BEDROOMS**
- **FOUR ACRES AND A SMALL LAKE**

BEDROOM ONE

10'4" x 13'9"

Window to front aspect, radiator, fitted cupboard, loft access point

BEDROOM TWO

10'0" x 12'11"

Window to front aspect, fitted cupboard, radiator

BEDROOM THREE

8'2" x 10'0"

Window to front aspect, radiator, loft access point

SHOWER ROOM

Walk in shower cubicle with power shower, new water cylinder, pedestal wash basin, low flush wc, radiator, window

ANNEXE

ANNEXE

HALLWAY

Window to front aspect, wood laminate flooring

LOUNGE/DINER

12'0" x 19'4"

Windows x 2 to rear aspect, windows x 2 to front aspect, radiators x 2, wood laminate flooring

KITCHEN

9'1" x 12'1"

Range of base and overhead units with matching preparation surfaces, inset sink unit, integrated electric oven, hob and extractor hood, radiator, wood laminate floor, window to front aspect, part glazed door to rear aspect

BEDROOM ONE

8'10" x 9'2"

Window to rear aspect, radiator, wood laminate flooring

BEDROOM TWO

6'5" x 12'0"

Windows x 2 to front and rear aspects, radiator

BATHROOM.

Panelled bath with electric shower over, fitted screen, low flush wc, pedestal wash basin, window to rear aspect, recessed ceiling lights, wood laminate flooring, ladder style radiator

- **ADDITIONAL TWO BEDROOM ANNEXE**
- **EPC RATINGS G AND D**

OUTSIDE

There are gardens to three sides of the property. This consists of lawned areas, woodland, a small lake and patio areas to front and rear.

SHEDS/STORAGE

There are three good sized sheds for storage. They are big enough to hold vehicles if required.

AGENTS NOTES

Please be advised that some of the photos used have been provided by the vendors.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















*Please be advised the hashed line is not the exact boundary line.