

Sherburn, Malton, North Yorkshire, YO17 8QN

£495,000

An extremely rare opportunity to create a dream residence and lifestyle: Spacious main house with outbuildings, in approximately 1.5 acres of beautiful gardens with stream/original mill race and small paddock area. Superb rural village edge location. Excellent scope for modernisation, reconfiguration or extension.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are excited to offer for sale this rare opportunity to purchase a lifestyle home with land (1.5 acres approx.), outbuildings, stream/mill race, waterwheel and mill remains. Exceptional potential to create your dream home (or a holiday property). Situated on the edge of this popular village and most conveniently placed for access to York, the East Coast and beautiful countryside. Features include: spacious rooms, attractive views, neutral decoration, oil central heating and vast potential. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the land, location, potential, lifestyle, picturesque surroundings and value.

PROPERTY SUMMARY

The accommodation includes a large fitted kitchen, lounge, dining room, three double bedrooms and large bathroom. There is a large split level landing, which could easily be incorporated to create an en-suite bedroom. Externally there is vast potential to create your perfect surroundings, with grounds totalling approximately 1.5 acres. Large garden areas, outbuildings, picturesque stream (including an original mill race), courtyard, driveway, ample parking area and potential paddock. Potential and space for holiday pods or holiday let investment (STPP), if additional income is of interest.

LOCATION

Sherburn is a desirable, established and very well positioned village, providing a rural setting, whilst being conveniently situated for access into York, Scarborough, Filey, Pickering and Malton, which offer an excellent choice of shops, restaurants, leisure facilities and other amenities. There is immediate access into the attractive surrounding Yorkshire countryside, and the North York Moors national park, Yorkshire Wolds and stunning East Coast are all within easy reach - offering beaches, coastal & rural walks, cycle routes and other tourist attractions. Popular with residents and tourists, this area of North Yorkshire is an ideal base for those keen to explore the region's many attractions. Main transport links are easily accessible, making this area an attractive option for commuters.

DIRECTIONS

Sat Nav location: YO17 8QN.

GROUND FLOOR

Front and rear entrances with porches.

Kitchen 19' 1" x 11' 8" (5.81m x 3.55m)

Large, fitted kitchen with central island and dual aspect windows. Cupboard housing the oil boiler.

Dining Room 18' 5" x 13' 8" (5.61m x 4.16m)

Large formal dining area. Staircase to the first floor. Rear door/porch. Open plan into:

Lounge 18' 4" x 12' 3" (5.58m x 3.73m)

Spacious lounge area with dual aspect windows.



FIRST FLOOR

Spacious central landing plus further raised landing area leading to the bathroom (could easily become an en-suite master suite).

Bedroom One 11' 9" x 11' 6" (3.58m x 3.50m) max.
Double bedroom.

Bedroom Two 15' 2" x 8' 8" (4.62m x 2.64m)
Double bedroom.

Bedroom Three 11' 11" x 9' 3" (3.63m x 2.82m)
Double bedroom.

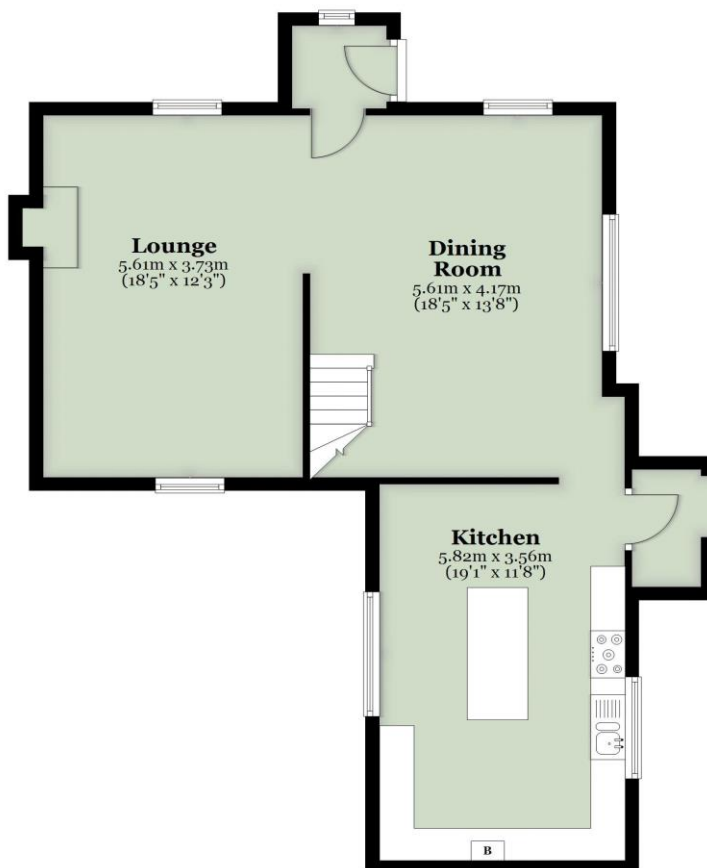
Bathroom 12' 0" x 9' 5" (3.65m x 2.87m)
Large bathroom with bath suite and linen cupboard.

OUTSIDE

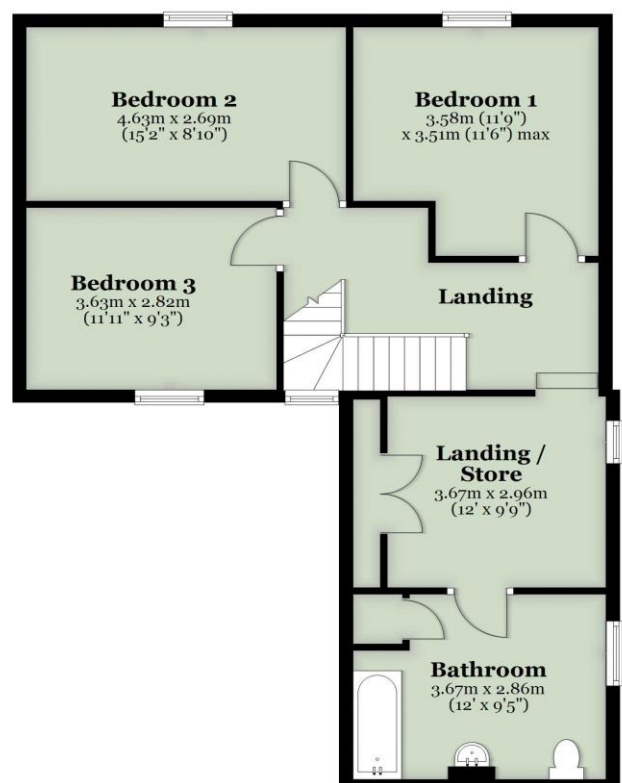
The stunning grounds extend to approximately 1.5 acres and include a long, private, daffodil lined driveway, parking area, courtyard, large garden areas, mill race/stream with streamside patio and potential paddock. The stream is a particularly special natural habitat.



Ground Floor



First Floor





OUTBUILDINGS

Various outbuildings, including brick built storage rooms, utility and gardener's toilet, as well as a large timber workshop/barn. There are also some remains and foundations of the original mill with old waterwheel still in situ. There is scope for various lifestyle and landscaping projects, to create the most special residence.

AGENT'S NOTES

Access to the property from the main road is along an initial section of gated private shared lane, leading to the private drive for this property. Viewings are by appointment only and we are the sole selling agent for this property. To book a viewing, ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

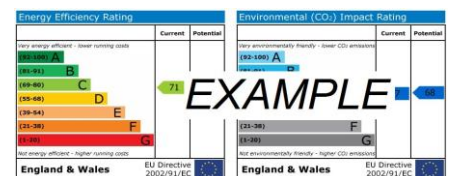
All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.
Council Tax Band: E.

These details were prepared / amended on: 17/04/2025

AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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