



## Wheatlands Farm House Railway Street | Slingsby, York

Wheatlands Farm House comprises a Grade II listed double-fronted stone house with an enclosed garden to the rear and outside store, situated within the popular residential village of Slingsby.

- Stone built Grade II listed property
- Highly sought-after village location
- Sitting room, dining room, kitchen and former dairy
- Three bedrooms and family bathroom
- Loft room to second floor
- Requires a full programme of modernisation and upgrading
- Rear garden and outbuilding
- No onward chain

**Guide Price £285,000**





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## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE DOOR TO:

#### DINING ROOM

13'1" x 11'1" (3.99m x 3.38m)

Front aspect sliding sash window, fireplace with tiled surround, hearth and mantelpiece, inset twin shelving.

#### SITTING ROOM

12' x 11'1" (3.66m x 3.38m)

Front aspect sliding sash window, open fireplace with tiled surround, hearth and mantelpiece, twin cupboards.

#### KITCHEN

12'5" x 11'4" (3.78m x 3.45m)

Rear aspect sliding sash window, base mounted units, stainless steel sink with mixer tap over, cupboard, door to rear porch.

#### OLD DAIRY

11'1" x 9'1" (3.38m x 2.77m)

### TO THE FIRST FLOOR

#### LANDING

Rear aspect sliding sash window.

#### BEDROOM 1

13'2" x 11'2" (4.01m x 3.40m)

Front aspect sliding sash window.

#### BEDROOM 2

12' x 11'3" (3.66m x 3.43m)

Front aspect sliding sash window,

#### BEDROOM 3

11'2" x 9'4" (3.40m x 2.84m)

Side aspect sliding sash window,

#### BATHROOM

Rear aspect sliding sash window, three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, wc, heated towel rail, small wall mounted cabinet, airing cupboard housing the hot water cylinder.

### TO THE SECOND FLOOR

#### LOFT ROOM 1

22'10" x 11'3" (6.96m x 3.43m)

Side aspect sliding sash window, door to:

#### LOFT ROOM 2

22'1" x 13'3" (6.73m x 4.04m)



### OUTSIDE

To the outside, there is a small enclosed garden to the rear, together with outside store. A shared driveway to the side leads to a single parking space.

### SERVICE

Mains water, electricity and drainage. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

### TENURE

We understand to be freehold with vacant possession on completion. The property is currently owned by the Castle Howard Estate. As part of the disposal of this property, the following covenants will apply:

- 1) The purchasers and their successors in title will be required to obtain permission from the Estate to erect any structure or building on the property.
- 2) The property is to be occupied as a single dwelling only.

### VIEWING

Strictly by appointment with the Agents. Tel: 01653 692151.

### COUNCIL TAX BAND

We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

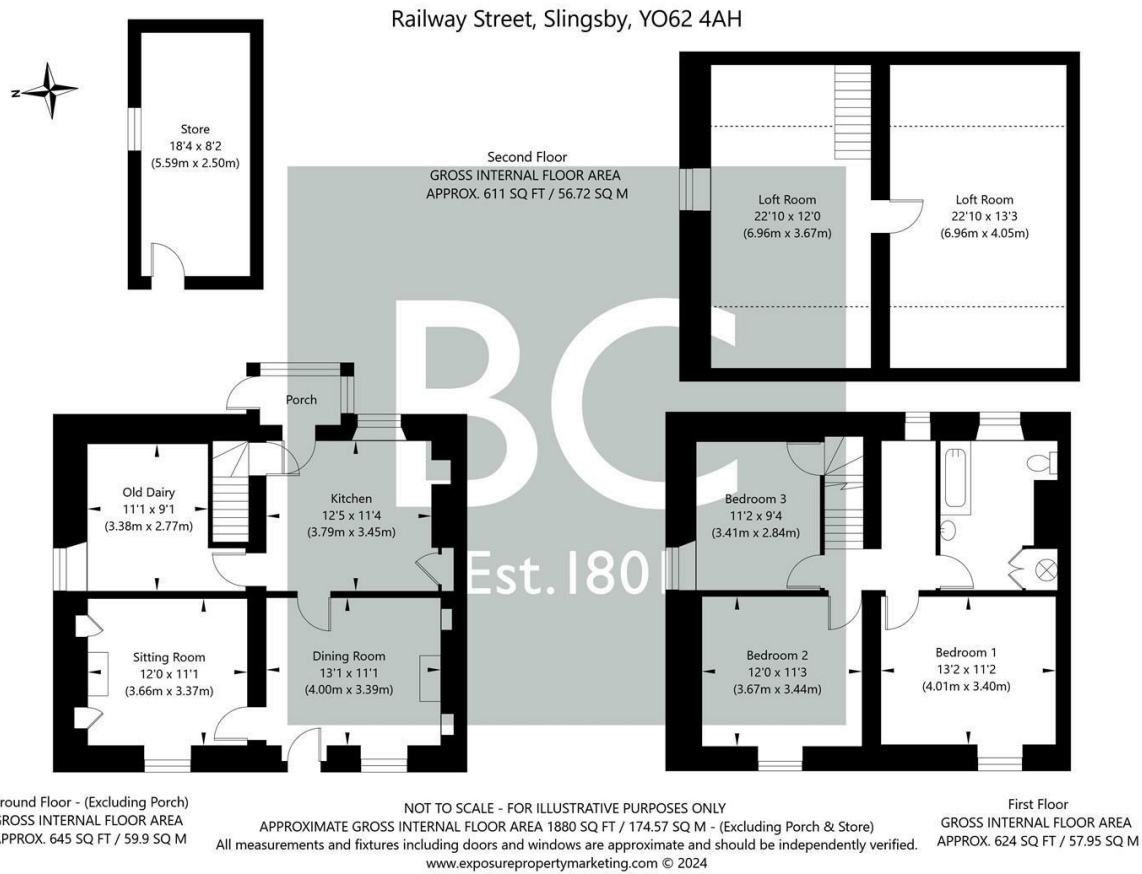
### ENERGY PERFORMANCE RATING

Grade II listed and, therefore, exempt from EPC requirements.





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## COUNCIL TAX BAND

F

## ENERGY PERFORMANCE RATING

Grade II listed.

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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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**BC**  
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