

# ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



## WHEELWORTH HOUSE, PARKSIDE LANE, HOVINGHAM, YO62 4JD

**A splendid stone built, detached village property  
located in this highly desirable village and overlooking open park land**

Entrance Hall	Five Bedrooms	Gym	Ample Drive Parking
Sitting Room	(Master En suite)	Boiler Room	High Specification Fittings
Dining Kitchen	House Bathroom	Biomass Heating System	Accommodation over 3,500 Sqft
Utility/Boot Room	Games Room	Lawned Rear Garden	Glorious Views
Cloakroom	Study	Double Garage with Loft	EPC Rating D

**PRICE GUIDE £980,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: rounthwaite-woodhead@btconnect.com

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

## Description

Wheelworth House is a sizeable, detached stone built property located on the Eastern edge of the village; boasting quite splendid views over the Hovingham Estate park land. Built in 2012 this family home has accommodation over four floors and is finished to a high specification throughout. It stands in the middle of a good sized plot with a private lawned garden to the rear and a double garage with a loft and drive parking to it side.

Inside the house, from the front entrance hall, there is an imposing oak staircase that extends to all of the four floors. The kitchen is open plan with underfloor heating and there is a dining space, storage units under granite worktops; along with numerous integrated Miele appliances and an electric three oven aga. There is also a separate utility/boot room and linking wc. At the other side of the ground floor is a full depth sitting room with patio doors opening into the rear garden and an impressive stone fire place with a log burner. The first floor has three bedrooms; the master of these having an en suite bathroom and associated dressing room. A house bathroom serves this floor and the two extra bedrooms on the second. Wheelworth House also has a surprising 'Fun' basement that includes a family room (currently housing a pool table), a gymnasium, a study and a basic store space linking to the biomass boiler room. Outside the rear garden is down mostly to lawn but with an additional flagged patio area. A foot path circles the house and extends to the double garage that has stairs to a useful first floor and drive parking to accommodate numerous vehicles.

## General Information

**Location:** Hovingham lies on the B1257 Malton to Helmsley road, some eight miles from each of these market towns. The village has excellent local facilities and amenities including a good village shop, a fine dining restaurant, a hotel, coffee shop and a very highly regarded bakery. There is a GP surgery in the village, various sports clubs, regular buses to Malton and a popular monthly Farmers Market. There are also excellent facilities in Malton and Helmsley and Hovingham is also within easy reach of York, some 18 miles to the south.

**Services:** Mains water and electricity are connected. Connection to mains drains. Biomass renewable heating system. Double Glazing. Telephone connection subject to the usual British Telecom Regulations.

**Council Tax:** We are informed by Ryedale District Council that this property falls in band G

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

**Directions:** Heading East along the B1257 (Malton to Helmsley Road) take the third left turn on entering the village of Hovingham, at the village Green; sign posted Park Street. Continue for approximately 100 yards, turning left up Parkside Lane. Wheelworth House is the first house on the left hand side.

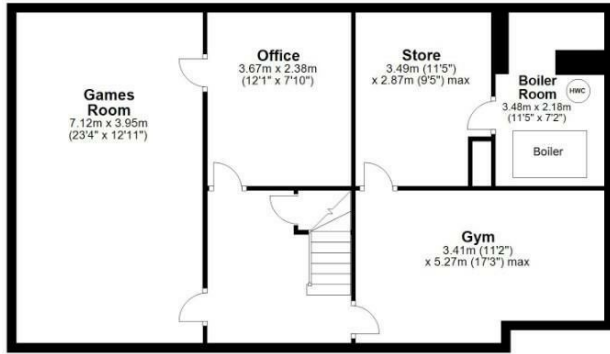
**Viewing Arrangements:** Strictly by prior appointment through the Agents:  
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



# Accommodation

## Basement

Approx. 86.1 sq. metres (927.3 sq. feet)



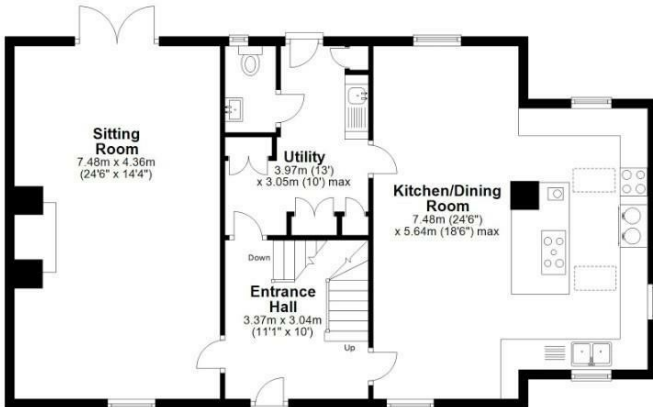
## First Floor

Approx. 79.9 sq. metres (859.9 sq. feet)



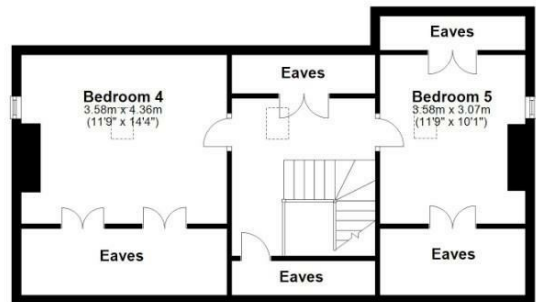
## Ground Floor

Approx. 95.0 sq. metres (1023.0 sq. feet)



## Second Floor

Approx. 56.9 sq. metres (612.7 sq. feet)



Total area: approx. 318.0 sq. metres (3422.9 sq. feet)  
**Wheelgate House, Hovingham**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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