

ROUNTHWAITE & WOODHEAD

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



THE OLD GRANARY, 3 WRELTON COURT, WRELTON, YO18 8PX

A beautifully presented and surprisingly spacious barn conversion forming part of a small fold yard development in the middle of the village

- | | | |
|-----------------------|----------------------------|-------------------------------|
| Entrance Hall | Bathroom | Integrated Garage |
| Dining Kitchen | Landing/Study Space | Rear Courtyard Garden |
| Sitting Room | Gas Central Heating | Quiet Village Location |
| Three Bedrooms | uPVC Double Glazing | EPC Rating D |

PRICE GUIDE: £350,000

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

Description

As the name suggests The Old Granary was indeed part of the former farm associated with the adjoining fold yard and stock buildings known as Corner Farm. In the 1980's these barns were converted into a Mews development with a central gravelled yard offering access to parking to the five properties that surrounded it.

The Old Granary (3 Wrelton Court) is a stone built, mid-terrace property that fronts the "Old Road" in the village. It has a garage with an electric door that opens onto the road but it's access to the rear is through an archway where the court yard used for parking is edged by individual patio gardens.

The property itself has a front entrance hall that adjoins a dining kitchen with patio doors that open onto the garden. Steps go down to a sitting room with a multifuel stove as well as a long window seat that overlooks the courtyard. Upstairs (over the next two floors) there are three bedrooms and a family bathroom. The double glazed windows have been replaced over recent years and the property benefits from gas central heating.

General Information

Location: The village of Wrelton is located to the North of the A170, Thirsk to Scarborough road. It is somewhat reliant on the amenities of the neighbouring market towns of Pickering and Kirkbymoorside lying approx 3 miles to the west of Pickering and 4.7 miles east of Kirkbymoorside. Both of these desirable market towns provide an exceptionally good range of local amenities with active weekly Street markets, a good selection of shops, schools for all ages and amenities which include doctors surgeries, dentists, vets and libraries. The North York Moors are a short car journey away, as is the splendid scenery that surrounds Cropton and Dalby Forests. It is a short drive to the east coast and Malton has a train station with regular links to the City of York and Intercity service beyond.

Services: Mains gas, water and electricity are connected. Connection to mains drains. Gas Central Heating. Double Glazing. Telephone connection subject to the usual British Telecom Regulations.

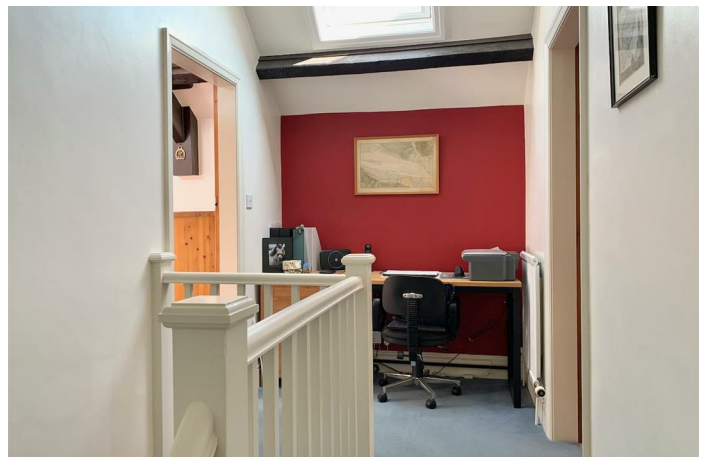
Council Tax: We are informed by Ryedale District Council that this property falls in band E

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 A170 (Kirkbymoorside to Pickering) take the first left turn into the village of Wrelton. Continue for approximately 200 yards, turning left at the junction past the village pub. Take the next available right hand turn by the small village green with no.3 being on the right hand side.

Viewing Arrangements: Strictly by prior appointment through the Agents:

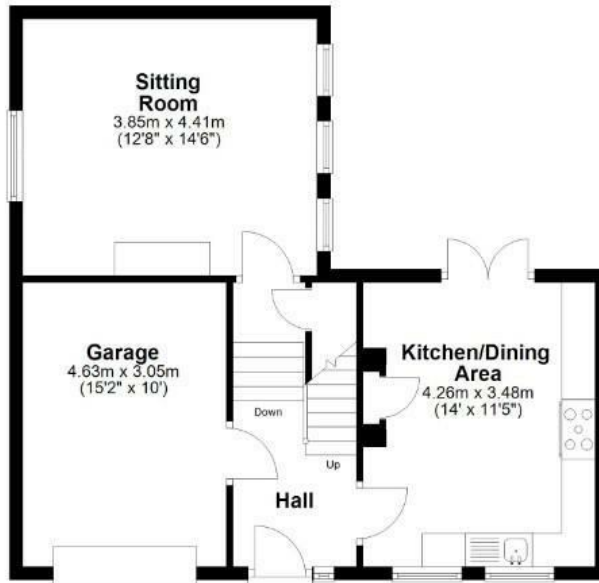
Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

Ground Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



First Floor

Approx. 54.0 sq. metres (580.9 sq. feet)



Total area: approx. 108.2 sq. metres (1164.4 sq. feet)

3 Wrelton Court, Wrelton

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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