

ROUNTHWAITE & WOODHEAD

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



DUCKS FARM MAIN STREET, KIRBY MISPERTON, YO17 6XL

A former farmhouse that offers flexible accommodation with a self contained adjoining annexe

Entrance Hall	Utility/Bootroom	(En Suite Shower)	Double Glazing
Sitting Room	Cloakroom	First Floor WC	Sizeable Gardens
Garden Room	Study	House Bathroom	Drive Parking
Dining Kitchen	Five Bedrooms	Gas Central Heating	EPC Rating D

PRICE GUIDE £425,000

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

Ducks Farm is a stone, under pantile, former farmhouse located in the middle of the village with an Easterly front aspect. The original property is thought to date back to the 1700's and is likely to have been home to the farmer who tended to the surrounding land. Ducks Farm gets its name not for an abundance of nearby water fowl but due to it being owned by a previous farmer who lived there called John Duck. Most of the farmyard has now been developed on with houses but the original house still comes with a significant sized rear garden.

The current owners had the house extended to offer a self contained annexe for an elderly relative. However over time the additional kitchen has had its purpose altered to now be used as a study; although this could easily be restored. Having this flexibility may be appealing to a purchaser wishing to house a relative or draw an additional income as a holiday let with its separate entrance, shower room and two bedrooms. Alternatively, as a single residence with a linking door into the dining kitchen this sizeable house has the option of 5 bedroom accommodation with ample number of reception rooms to serve them.

The original house has a wealth of character with an open fire in the sitting room, a log burning stove in the dining room and exposed ceiling joists throughout much of the house's versatile accommodation. The kitchen is large enough for both cooking and dining areas with the linking added benefit of a utility/boot room to the rear of the house. The sitting room also has an adjoining room that overlooks the rear garden. Upstairs in the main house are three good sized double bedrooms served by a house bathroom as well as a landing with space enough to use as a reading area or extra study.

General Information

Location: Kirby Misperton lies to the west of the A169 between the market towns of Pickering (approx 4 miles to the north) and Malton (approx. 7 ½ miles to the south). There is a regular bus service from the village and both towns offer a wide range of amenities. The North York Moors are a short car journey away and the east coast can be reached in under 45 minutes.

Services: Mains gas, electricity and water are connected. Connection to mains drainage.

Council Tax: We are informed by Ryedale District Council that this property has been assessed as Band D

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

Directions: Travelling North from Malton along the A169, take the left turn (opposite the Beansheaf Garage) signposted for Kirby Misperton. At the roundabout in the village take the first exit and continue for another couple of hundred yards. Ducks Farm is located on the right hand side of the street at the entrance to Ducks Farm Close.

Viewing Arrangements: Strictly by prior appointment through the agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone number 01751 472800.



Accommodation

Ground Floor

Approx. 109.6 sq. metres (1179.7 sq. feet)



First Floor

Approx. 89.8 sq. metres (967.0 sq. feet)



Total area: approx. 199.4 sq. metres (2146.7 sq. feet)

Ducks Farm, Kirby Misperton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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