

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



GREENACRES, ROOK BARUGH, GREAT EDSTONE, YORK, YO62 6PF
A 4 Bedroom Detached House with 3 Acres of Land and Stable block set in a Rural location

Entrance Hall
Cloakroom
Sitting Room
Dining Kitchen

4 Bedrooms
Bathroom
Shower Room
Oil Fired Central Heating
Double Glazing

Garage
Stable Block
Garden
3 Acres of Grassland

PRICE GUIDE £575,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

Greenacres stands in an elevated rural position approximately 1.5 miles from the village of Marton and 1 mile inland from the local authority road. The property provides accommodation on 2 floors with 2 bedrooms to the ground floor, 1 currently used as a dining room and the other as a study and 2 additional bedrooms at first floor level. The kitchen dining area with aga opens to the garden to the south. There is a bathroom at ground floor level and a shower room at first floor level. The garden is to the south and an attached garage to the side. The stable block has 2 loose boxes a tack room and feed store which have power and water. The paddocks amount to approximately 3 acres which are fenced.

The property is perched on a rise and has good rural views all around.

Greenacres offers an ideal opportunity for a family with horses or ponies with the stabling, grass paddocks and plenty of local bridleways.

Access is over a private road, the village of Marton being 1.5 miles distance, Kirkbymoorside 4 miles, Pickering 5 miles and Malton 10 miles. The local market towns offer a good range of amenities with local shopping together with small supermarkets and eating establishments. Primary schooling is available in Kirkbymoorside and Pickering and Secondary schooling at Ryedale School at Nawton and Lady Lumleys in Pickering.

General Information

Services Mains water and electricity. Private drainage. Oil Fired Heating.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

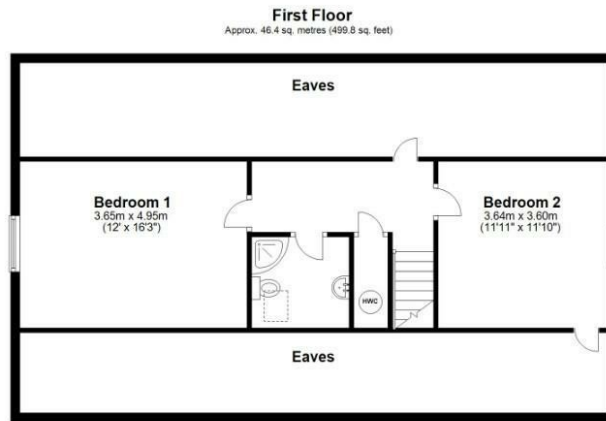
Viewing: Strictly by appointment with the Agents
Rounthwaite & Woodhead
53 Market Place, Malton. Tel: 01653 600747.

* Directions: If driving north from Marton take a left turn beyond the village hall (signed White Thorn Farm) follow the unmade road to Greenacres.

Council Tax: Band: E.



Accommodation



Total area: approx. 167.6 sq. metres (1804.3 sq. feet)
Greenacres, Great Edstone

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 90 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 59 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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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