

Rounthwaite **R&W** Woodhead

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



PORCH HOUSE AMOTHERBY, MALTON, YO17 6TG

A beautifully presented Four Bedroom period property

Entrance Hall
Dining Kitchen
Utility Room
Cloakroom
Sitting Room

Living Room
Four Double Bedrooms
Master with En-Suite
House Bathroom
Double Glazing

Oil Central Heating
Front & Rear Garden
Driveway Parking
Single Garage
EPC Rating D

PRICE GUIDE £585,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Porch House is an exceptional family home that has been significantly improved by the current owners offering spacious four bedroom accommodation with a wealth of original features and high quality fixtures and fittings. An impressive handmade and well equipped dining kitchen with integrated appliances and flagstone flooring overlooks the rear garden with a separate utility room. There are two good reception rooms with a wood burning stove and open fire place along with a spacious entrance hall/boot room. On the first floor there is a generous master suite with newly fitted shower room and three further double bedrooms served by a new house bathroom suite.

The exterior includes a large south-facing lawned garden at the front, ample driveway parking, and a detached single garage. At the rear, there's an extensive paved patio, perfect for outdoor dining/entertaining.

Amotherby is a popular and desirable village some 3 miles northwest of Malton. The Community Primary School is within a short walk of the property and is extremely popular. The village also has a Cantonese restaurant and a village hall. Castle Howard is within a few miles to the south of the property and there are many lovely local walks. Malton offers an excellent range of amenities with its railway station, secondary school a wide variety of shops and restaurants together with social and sports clubs.

General Information

Services: Mains water and electricity. Connection to mains drainage. Oil Fired Central Heating.

Tenure: Freehold.

Viewing: Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

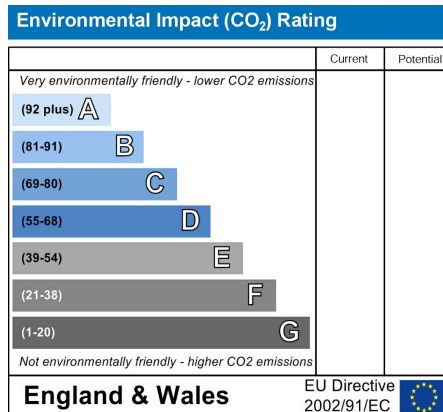
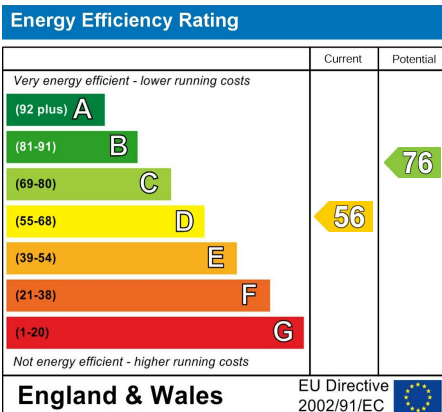
Council Tax: We are informed that the property lies in Band D.



Accommodation



Total area: approx. 166.1 sq. metres (1787.5 sq. feet)
Porch House, Amotherby





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

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