

# Rounthwaite **R&W** Woodhead

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



## **THE POPLARS MAIN STREET, KIRBY MISPERTON, MALTON, YO17 6XL**

**A well presented Victorian property with extensive garden, paddock and stables**

**Entrance Hall**

**Kitchen**

**Dining Room**

**Sitting Room**

**Garden Room**

**Cloakroom**

**Three Bedrooms**

**Bathroom**

**Gas Central Heating**

**uPVC Double Glazing**

**Garage & Parking**

**Stables & Paddock**

**PRICE GUIDE £475,000**

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

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)



## Description

An attractive Victorian end terrace property with a range of useful outbuildings, paddock and lovely outlook across the surrounding countryside. The stables with adjoining garage offer great potential for development (subject to necessary consents). Accommodation is well presented and arranged over two floors, briefly comprising; entrance hall, utility area, a well equipped kitchen which flows through to the dining room and links with a lovely and light garden room. The sitting room with gas fire is to the front of the property. On the first floor there are three double bedrooms along with the house bathroom suite.

Externally, there is huge amount of flexible space offering great potential for a variety of uses. The rear garden is fully enclosed with a range of outbuildings, garaging and a paddock which backs onto open fields.

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) where there are a wide range of amenities. There is a regular bus service from the village, a church and a well-supported village hall. The North York Moors are a short car journey away and the east coast can be reached in under 45 minutes.

## General Information

Services: Mains water, gas and electricity. Drainage to septic tank.

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 YO17 7LX. Tel: .

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



# Accommodation

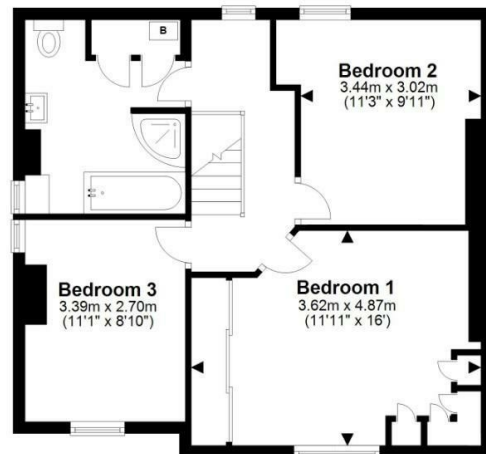
## Ground Floor

Approx. 68.8 sq. metres (740.4 sq. feet)



## First Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



Total area: approx. 122.3 sq. metres (1316.3 sq. feet)

The Poplars, Kirby Misperton

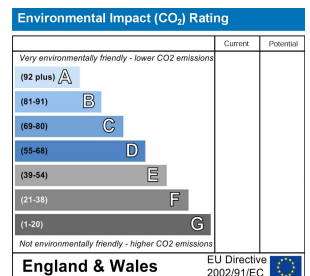
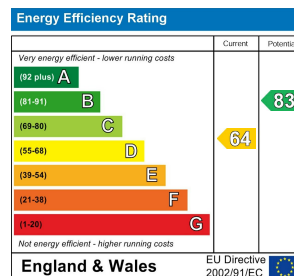
## Ground Floor

Approx. 128.8 sq. metres (1386.6 sq. feet)



Total area: approx. 128.8 sq. metres (1386.6 sq. feet)

Outbuildings, The Poplars







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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

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