

# Rounthwaite R&W Woodhead

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

## HILL CROFT CHURCH LANE, WELBURN, YORK, YO60 7EG



- Spacious detached home in fabulous village location
- Unusually light and airy throughout
- Wonderful plot with far reaching views of Castle Howard
- Mature gardens, garage, carport and driveway parking

**PRICE GUIDE £595,000**

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

This substantial detached property is set in a wonderful plot in the ever-popular village of Welburn. Enjoying an elevated position with fabulous, far-reaching views, the impressive location is sure to hold wide appeal.

Welburn offers all the benefits of a rural location yet is conveniently placed for access to both Malton, York and beyond and is well served by popular local amenities including a primary school, well supported village hall, public house and deli / cafe.

This much-loved home offers truly light and spacious accommodation rarely found in such a location. A generous entrance hall leads to a large living room with full height windows and a separate dining room. The breakfast kitchen is fitted with a range of units and leads to a useful utility room with great storage. The addition of a shower in the large ground floor cloakroom adds extra flexibility.

To the first floor, all bedrooms are great sizes, all generous double rooms. The master suite boasts the best of the views over to Castle Howard and neighbouring woodland and benefits from a shower room and fitted wardrobes. The spacious house bathroom also benefits from a storage room and offers further scope to suit the next owners' needs.

The mature plot also enjoys South facing, open views to the rear and good sized lawned and landscaped areas. There is ample driveway parking for several vehicles, a single garage and carport.

A lovely property which has been well maintained yet offers huge potential to make changes to suit a range of potential buyers, viewing is recommended.

## General Information

Services: Mains water, electricity and drainage. Oil fired central heating

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

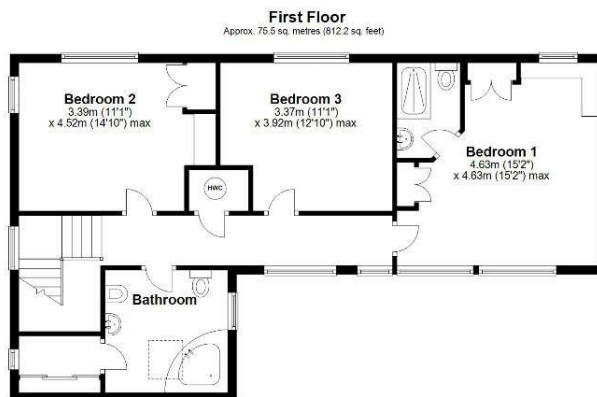
Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747







# Accommodation



Total area: approx. 174.0 sq. metres (1872.9 sq. feet)  
**Hill Croft, Wellburn**

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

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



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

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

Rounthwaite **R&W** Woodhead