

Rounthwaite **R&W** Woodhead

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

MILL HOUSE 31 WELHAM ROAD, NORTON, MALTON, YO17 9DS



- Distinctive lakeside home in a lovely peaceful setting
- Three double bedrooms plus study/fourth bedroom; ground floor master with en-suite
- Attached double garage and off street parking
- Approximately 2,000 sq.ft of spacious and versatile living accommodation
- Beautifully landscaped gardens with a picturesque stream
- Easy walking distance to the town centre and local amenities

PRICE GUIDE £579,000

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

Tucked away in a private and tranquil setting just off one of Norton's most desirable roads, Mill House is a rare opportunity to acquire an individually designed home with stunning lakeside views. Combining the charm of period-style architecture with the benefits of modern construction, this attractive property offers approximately 2,000 sq.ft of versatile accommodation and sits within beautifully landscaped gardens, complete with an attached double garage.

Internally, the home provides surprisingly spacious and flexible accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, cloakroom, a generous sitting room with open fireplace, a well equipped kitchen with a range of integrated appliances and breakfast bar which flows through to a spacious dining room. The master bedroom with en-suite and a study/fourth bedroom completes the ground floor layout. Upstairs are two further double bedrooms with built in wardrobes and a large house bathroom.

Externally, the established gardens wrap around the side and rear of the home, bordered by a picturesque stream. There is a lovely area for sitting out A large, attached double garage and ample driveway parking complete this impressive offering.

General Information

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

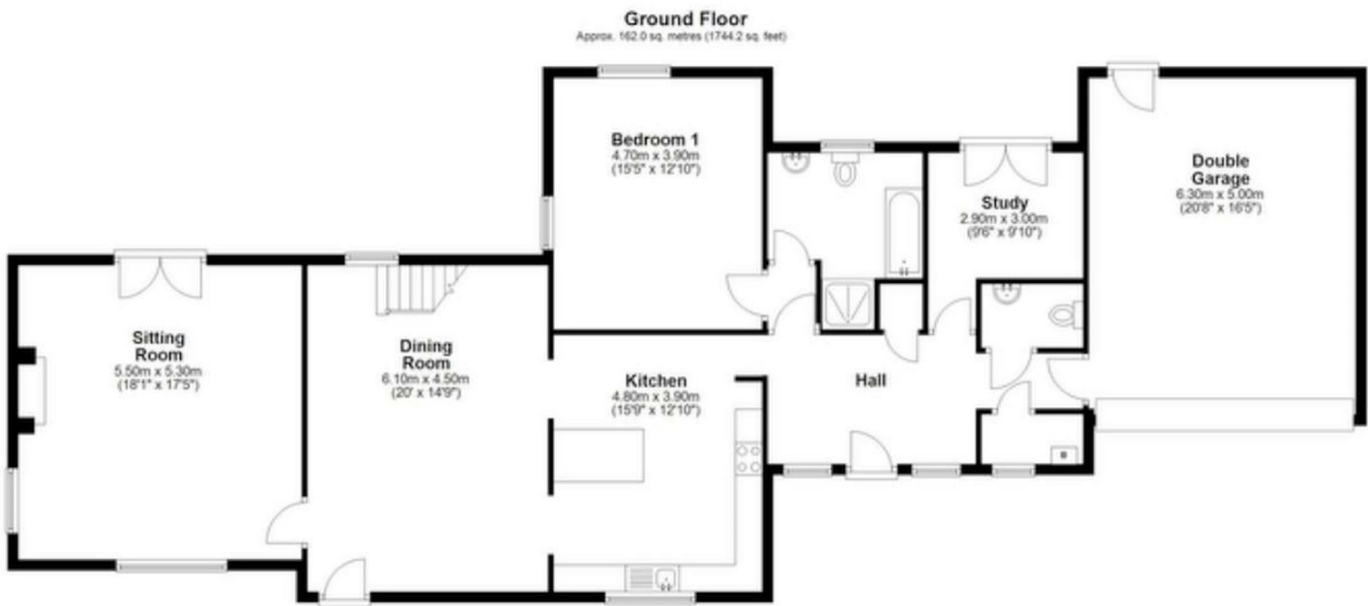
Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

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

Council Tax: We are informed that the property lies in band E.



Accommodation



Total area: approx. 220.3 sq. metres (2370.9 sq. feet)
31 Welham Road, Norton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	76
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
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