

Rounthwaite **R&W** Woodhead

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

THE WHITE HOUSE WELBURN, YORK, YORKSHIRE, YO60 7DX



- 5 BEDROOM VILLAGE HOUSE WITH APPROX 0.5 ACRE OF GARDEN
- PRIVATE, SOUTHERLY GARDEN
- HOUSE BATHROOM AND 2 EN SUITES
- POPULAR & DESIRABLE VILLAGE NR TO CASTLE HOWARD
- EXCELLENT KITCHEN WITH FRENCH DOORS
- CONVENIENT FOR A64, MALTON AND YORK

PRICE GUIDE £825,000

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

The White House is situated centrally in the village in an elevated position with extensive southerly gardens of approximately 0.5 acres. The property is constructed in stone and was cleverly extended some 20 years ago to provide an excellent kitchen extension with master bedroom over adjacent small balcony and fifth bedroom at second floor level. The kitchen is a major focal point of the house which leads to the hallway and cloakroom, utility boot room and study and the main sitting room with period fireplace. There are 4 bedrooms at first floor level (2 with ensuite facilities) together with a house bathroom and the fifth bedroom with ample storage at second floor level.

Vehicular access is to the side of the house leading to the garage and garden beyond together with a number of outbuildings. The garden is primarily laid to lawn and interspersed with a variety of mature trees.

The village of Welburn lies in the heart of the Howardian Hills National Landscape (formerly known as an Area of Outstanding Natural Beauty). The village is approximately 1 mile from Castle Howard and has a primary school, public house, delicatessen and village hall. The A64 is within 1 mile of the village giving good access to the east coast, city of York and the motorway network. Malton offers an excellent range of local amenities and the railway station provides links to the intercity service at York. From the village various bridleways and public footpaths provide easy access to the lovely countryside.

General Information

Services: Mains electricity and water are connected. Connection to mains drains. Oil fired central heating.

Council Tax: We are informed by North Yorkshire Council that this property falls in band F.

Tenure: We are advised by the Vendor 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 and Woodhead, 53, Market Place. Malton. YO17 7LX 01653 600747



Accommodation



Total area: approx. 234.2 sq. metres (2520.9 sq. feet)
The White House, Welburn

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			
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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