

Rounthwaite **R&W** Woodhead

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



THE BIRCHES HOVINGHAM, YORK, YORKSHIRE, YO62 4LQ

A Well Equipped 5 Bedroom Conversion set in over Half an Acre to the edge of the Village

Entrance	Garden Room/Bedroom 5	Oil Fired Central Heating
Kitchen/Dining Room	Shower Room	Double Glazing
Sitting Room	4 bedrooms	Summer House
Utility Room	2 Bathrooms	Spacious Gardens

PRICE GUIDE £625,000

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 Birches stands to the western periphery of the village adjoining farmland with views through the boundary trees towards Caulkley's Bank. The property was originally the Engine Shed adjacent to the Station at Hovingham and has been successfully converted to provide spacious and interesting accommodation incorporating the original archways. The dining kitchen works well and the living room opens to the gardens. The ground floor fifth bedroom is ideal for a Grandparent or teenagers with its adjacent bathroom. There are 4 bedrooms to the first floor the master bedroom having an En-suite bathroom. Interestingly the western bedroom has a french door opening onto the former platform now a terraced sitting area. Outside there are lawned gardens to the front and there is ample parking and turning to the rear; there are raised beds and lawned and gravelled areas with a line of Birch trees forming the boundary.

Hovingham lies on the B1257 Malton to Helmsley road, some eight miles from each of these market towns. The village has useful local facilities and amenities including a good village shop, a primary school, a public house, hotel, coffee shop, hairdresser and a very highly regarded bakery. There is a GP surgery in the village, daily buses to Malton and Helmsley and occasional Farmers Markets. Malton to the south east offers many more facilities including varied and interesting shops. The railway provides links to the intercity service at York. Hovingham, a pretty village lies within the Howardian Hills Area of Outstanding Natural Beauty and is surrounded by lovely countryside and well placed for many recreational pursuits.

General Information

Services: Mains water, electricity and private drainage. Oil Fired 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.

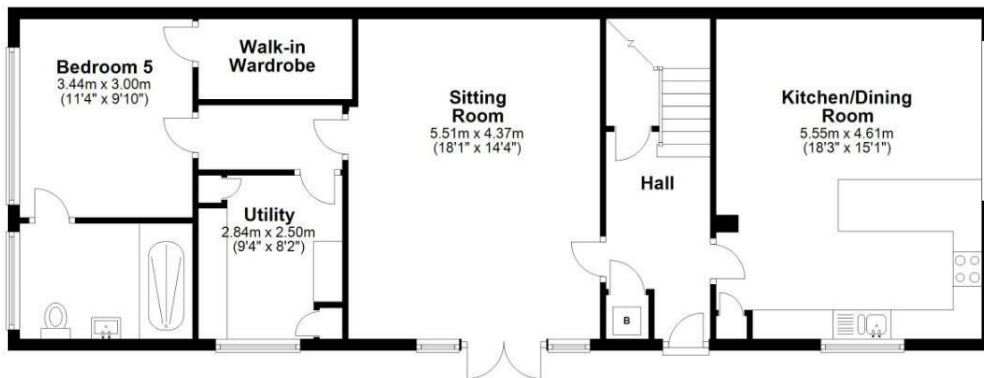
Council Tax: We are informed that the property lies in band E.



Accommodation

Ground Floor

Approx. 93.6 sq. metres (1007.2 sq. feet)



First Floor

Approx. 92.6 sq. metres (997.1 sq. feet)



Total area: approx. 186.2 sq. metres (2004.3 sq. feet)

The Birches, Hovingham

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 (CO₂) 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
www.rounthwaite-woodhead.com

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