



THE LOCATION

Rillington village is approximately four miles east of Malton. The well-served village benefits from a primary school, shop and post office, 2 public houses butchers and a doctors surgery.

Malton and Norton offer secondary schools and a range of local facilities.

The A64 provides easy access to York, Scarborough and Leeds from Rillington and surrounding areas.

THE PROPERTY

GREAT POTENTIAL FOR RESIDENTIAL DEVELOPMENT - SUBJECT TO PLANNING CONSENT - VIEWING ADVISED!

We are pleased to offer Westgate Farm, a residential/development opportunity standing is approximately 0.452 acres.

It is thought to be dated back to the mid eighteenth century and still remains original features. The house will benefit from some updating and offers a great deal of potential.

Westgate Farm consists of a four bedroom



DIRECTIONS

Heading from York along the A64 York to Scarborough - continue on this road which will bring you into Rillington and the property is on your right hand side identified by our for sale board.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Wooden front entrance door, radiator, tiled floor, stairs leading to first floor.

SITTING ROOM 16'6" x 12'10" Including Inglenook (5.04m x 3.90m Including Inglenook)

Sash window to the front, window to the rear, open fire with tiled surround within an Inglenook, TV point, double radiator, under stairs cupboard.

OFFICE 13'1" x 5'11" (4.0m x 1.80m)

Two windows to the rear, wash hand basin, double radiator, door leading to:-

DAIRY 12'2" x 9'10" (3.70m x 3.0m)

Sash window to the front, fitted shelves, beamed ceiling.

DINING ROOM 16'1" x 11'3" (4.90m x 3.44m)

Sash window to the front, "baxi" open fireplace with tiled hearth and surround, ceiling coving, radiator, telephone point.

KITCHEN 17'3" x 16'5" (5.27m x 5.0m)

Windows to both sides, range of wall and floor units, stainless steel double drainer sink unit, plumbed for dishwasher and automatic washer, electric cooker point, oil fired central heating boiler, extractor fan, cloaks cupboard.

REAR PORCH 9'1" x 8'5" (2.76m x 2.56m)

Rear entrance door, tiled floor, windows to two side sides, door leading to kitchen.

FIRST FLOOR ACCOMMODATION

LANDING 27'10" x 4'5" (8.48m x 1.35m)

Window to the rear, fitted cupboard, radiator.

BEDROOM 1 13'3" x 12'2" +Door recess (4.03m x 3.71m + Door recess)

Window to the front, radiator.

BEDROOM 2 13'3" x 12'4" (4.03m x 3.76m)

Window to the front and side, storage cupboard, double radiator.

BEDROOM 3 12'11" x 9'9" (3.94m x 2.98m)

Window to the front, storage cupboard, radiator.

SECOND LANDING 8'6" x 4'4" (2.59m x 1.31m)

Power point.

BEDROOM 4 17'6" x 9'3" (max) (5.33m x 2.83m (max))

Window to the side, built in cupboard, radiator.

BATHROOM 13'1" x 7'1" (4.0m x 2.17m)

Window to the side, suite comprising bath and pedestal hand basin, separate shower cubicle, airing cupboard housing hot water cylinder with immersion heater, radiator, part tiled walls.

SEPARATE WC 7'4" x 4'5" (2.24m x 1.35m)

Window to the side, low flush WC, pedestal hand basin with tile splash back, radiator.

OUTSIDE

To the rear of the farmhouse there is a lawned garden with various flower/shrub borders.

FORMER BYRE 25'7" x 16'9" (7.80m x 5.10m)

Brick and pantile construction adjoining the kitchen, power, oil tank, stable door to the front.

LOOSE BOX 17'1" x 8'6" (5.20m x 2.60m)

Brick and pantile construction, stable door.

BRICK outhouse 28'3" x 16'9" (8.60m x 5.10m)

Stable door to the front and door to the rear.

THE BARN

Planning permission granted (Expired July 2015) (Application no. 09/00784/FUL) Please seek further information from Ryedale District Council.

The barn is mainly two storey and is constructed of brick under a pantile roof with a lean-to construction on the southern side.

The approved plans for the barn and measurements are approximate and scaled from the drawings. The living accommodation is partly open plan with a glazed ridge light and a bridge accessing the master bedroom.

GROUND FLOOR

SUN ROOM 17'5" x 13'5" (5.3m x 4.1m)

SNUG 17'5" x 11'10" (5.3m x 3.6m)

LIVING ROOM 17'5" x 13'1" (5.3m x 4.0)

DINING ROOM 23'11" x 9'6" (7.3m x 2.9m)

KITCHEN 14'9" x 13'1" (4.5m x 4.0m)

SHOWER ROOM 7'7" x 5'11" (2.3m x 1.8m)

UTILITY ROOM 13'9" x 7'7" (4.2m x 2.3m)

BEDROOM FOUR/STUDY 12'6" x 9'2" (3.8m x 2.8m)

FIRST FLOOR

LANDING

MASTER BEDROOM 12'6" x 11'6" (3.8m x 3.5m)

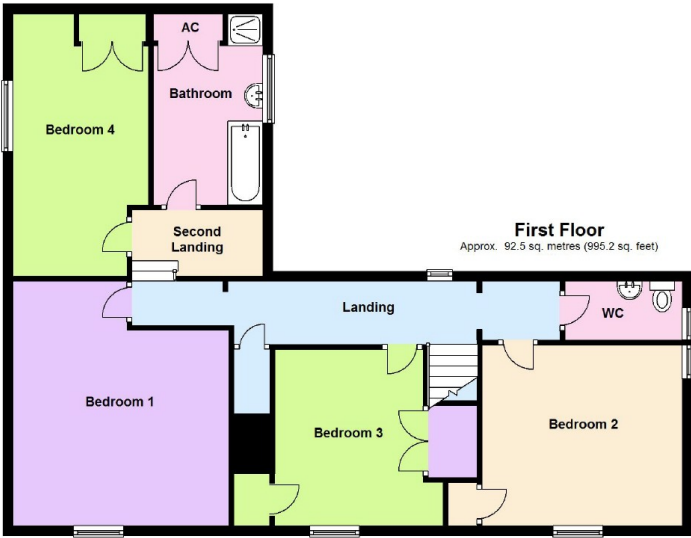
EN-SUITE SHOWER ROOM 11'6" x 4'3" (3.5m x 1.3m)

BEDROOM 2 17'5" x 11'10" (5.3m x 3.6m)



Floor Plan

This plan is for illustrative purposes only

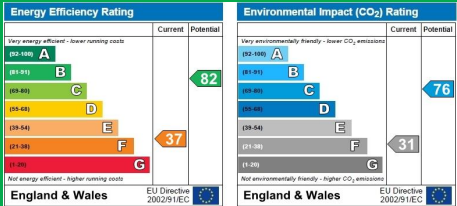


Total area: approx. 192.1 sq. metres (2067.9 sq. feet)



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