



THE READING ROOM

WELBURN



ONE OF THE MOST BIJOU PROPERTIES
YOU WILL EVER WISH TO FIND LOOKING
BACK TOWARDS CASTLE HOWARD

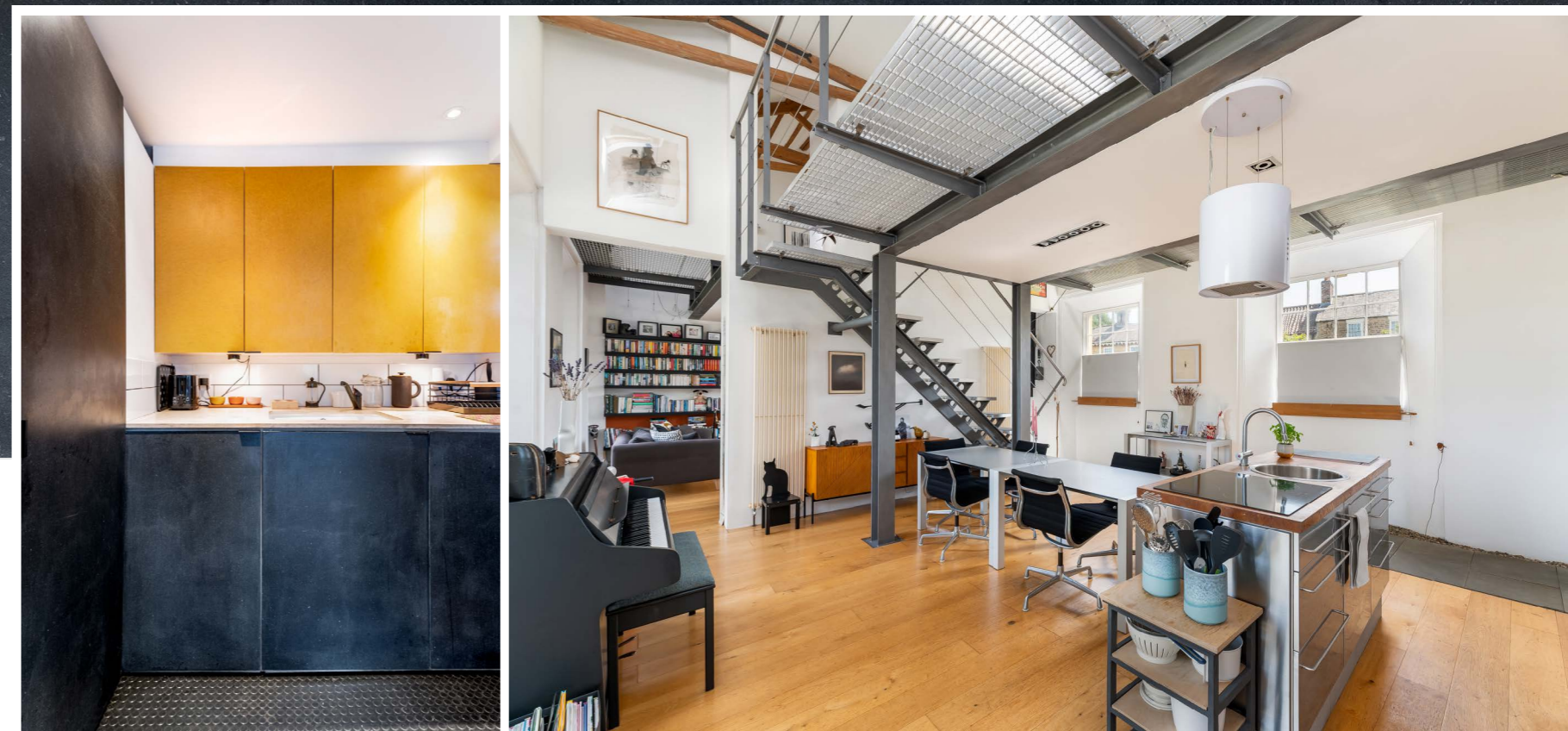
Dating back to mid 18th Century, [1846] The Reading Room is a beautiful Grade II listed property which combines historic features and architecture with modern charm and interior design. Circa 25 years the current owners began a loving restoration of the property, bringing it back to life and winning awards along the way. Located in the very heart of Welburn, this elegant bijou home provides the coolest of space inside, harmoniously merging period features with contemporary comforts and has gorgeous views of the garden and Castle Howard Estate beyond.





The ground floor comprises of two impressive reception rooms including an open plan dining/kitchen space adjoined with a comfortable sitting room.





The kitchen is fully equipped with modern and efficient appliances. It features two large French windows that showcase the view of the gardens. The ground floor also offers a welcoming entrance lobby with a practical utility room, wet room and WC.



The first floor is dedicated to the bedroom suite for the house with ample space for sleeping dressing room and bathroom.





Outside is equally as impressive. The matured lawned gardens, well stocked flower beds and borders are matched perfectly with the terrace used as a picturesque al fresco dining space. There are two buildings used currently as home office and studio as well as a garage and private parking. One of the defining features outside though is the wonderful view looking across to The Castle Howard Estate.

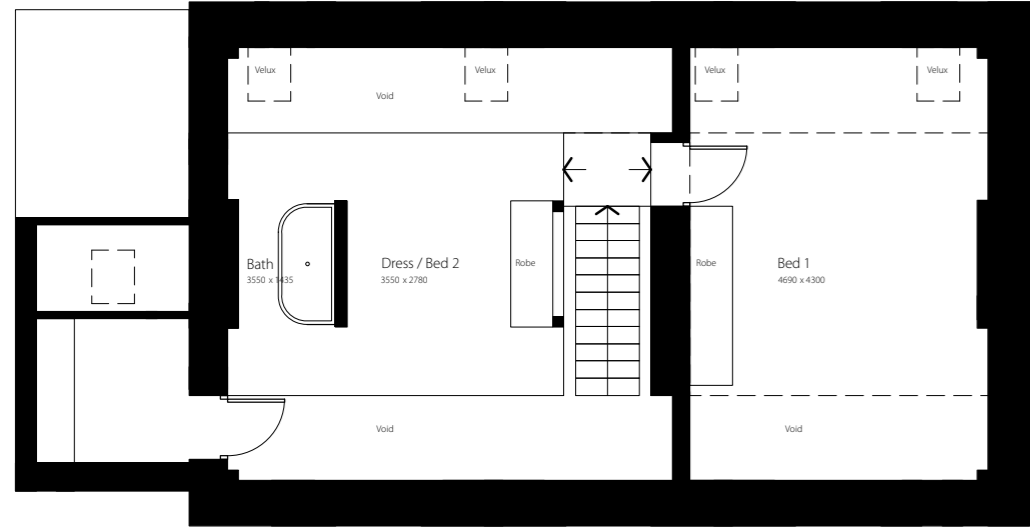


— ENVIRONS —

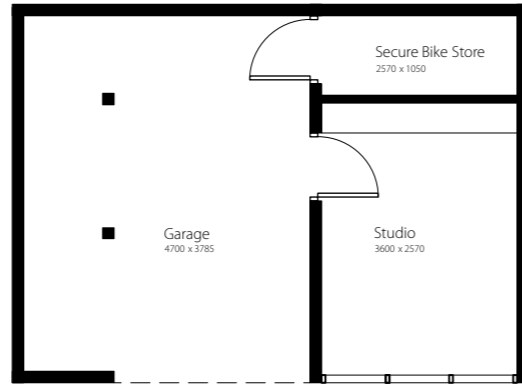
Welburn is a beautiful and highly sought after village that lies in an Area of Outstanding Natural Beauty between York and Malton-forming part of The Castle Howard Estate, which is an incredible attraction in it's own right. In the village is a primary school, café/ shop, church, modern village hall and public house. There are expansive walks and bridleways from the doorstep to Castle Howard, The Yorkshire Arboretum and a number of attractive local villages.

The nearby market town of Malton is regarded as the food capital of Yorkshire and has a wide range of amenities, shops and facilities. There is also a regular rail connection to York which can then link up with connections nationwide.

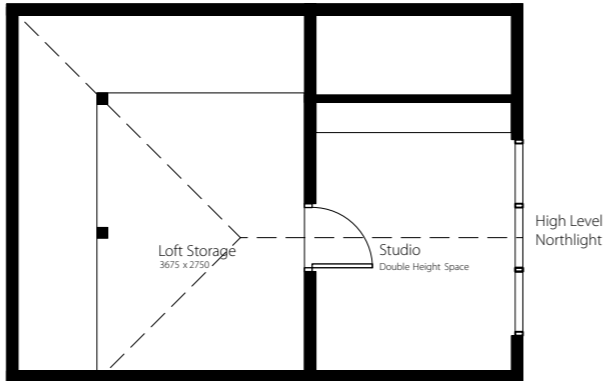




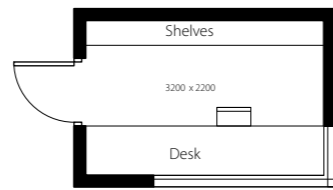
First Floor Plan



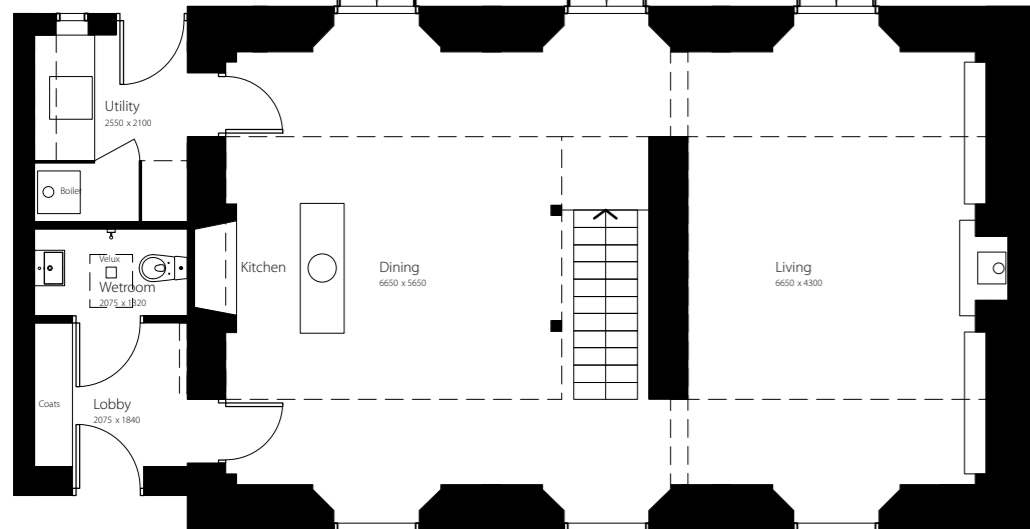
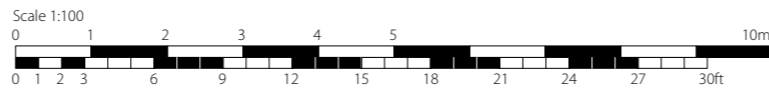
Ground Floor Plan
Garage / Studio



Upper Level Plan
Garage / Studio



Office



Ground Floor Plan

ACCOMMODATION & AMENITIES

Ground Floor

- Entrance lobby
- dining kitchen
- sitting room
- utility room
- wet room/wc

First Floor

- Dedicated to the bedroom suite for the house
- dressing room
- bath

Outside

- Home office
- separate studio
- Mature lawned gardens
- well stocked flower beds and border
- Dining areas and terrace
- Private parking
- Garage
- Glorious views across the Castle Howard Estate

Services

- We are advised that the property has;
- mains water electric and drainage
- oil fired central heating

Local authority

- North Yorkshire Council www.northyorks.gov.uk

Tenure Details

- We are advised that the property is freehold and that vacant possession will be granted upon legal completion

Directions

- 1 mile from the A64

Viewing

- Strictly through



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WELBURN

THE READING ROOM, WELBURN, YORK, YO60 7EE

Viewings strictly through the selling agent

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