

Mark Stephenson's

ESTATE & LETTING AGENTS



The Old School Wintringham, Malton, YO17 8HX

£565,000

- Superb former village school
- Generous size mature plot
- Oil fired central heating
- Delightful estate village
- Original Features throughout
- Lovely views of the Wolds
- Attached Double Garage
- Excellent ground floor layout

The Old School , Wintringham YO17 8HX

This unique property was originally the village school, converted in 1986 to a high standard and enjoys a generous plot on the edge of the desirable estate village of Wintringham. The property offers flexible accommodation arranged over two floors with oil fired central heating and briefly comprises: entrance hall, cloakroom / shower room, spacious sitting room with dining area, dining kitchen with AGA, snug / study, utility room. The property is well-presented throughout and has many attractive features including stripped floorboards, beamed ceilings, and stone flagged floors.

There is ample parking on the drive and there is an attached double garage. The exterior boasts a well maintained wrap around garden and double garage in an L shape to the rear of the property. The A64 is approx 1 mile away giving easy access to York, the coast, Dalby Forest and some beautiful countryside to walk in.



Council Tax Band: C



General info/location

Wintringham is a traditional and peaceful village located approximately one ½ miles south of the A64 road. The village is nestled on the edge of the Yorkshire Wolds but enjoys quick access to Scarborough, Malton and York. The nearby village of Rillington offers a range of basic amenities including primary school, village shop and post office, a butchers, two pubs and a doctor's surgery.

Heading into the village from the A64 The Old School is literally the very last property on the left side adjacent to delightful open countryside.

Entrance Porch

Solid oak door with sneck door handle opens into the hall which has a terracotta tiled floor, coat hanger, ledge and brace door leading to;

Kitchen

Wooden double glazed window to the front aspect, a cottage style range of hand crafted wall and base units with work tops and under cupboard lighting. Aga cooker, integral fridge and freezer, sink with mixer taps, telephone point, stripped oak floor, stairs leading to the first floor and double doors opening to;

Lounge/Diner

An impressively sized dual aspect room with wooden double glazed windows, A wood burning stove sitting on a stone hearth and feature surround, creates a real focal point in the room. Space for a table and eight chairs, television point and doors leading to;

Rear Porch

Oak door with sneck handle leads outside. There is a terracotta tiled floor, window to rear aspect and another door leading to;

Shower Room

Shower room comprises of a shower cubicle with electric shower, low level W/C, wash hand basin, tiled floor.

Utility Room

Wall and base units with matching work tops, Belfast sink, plumbing for a washer and a velux window.

Office

Wooden double glazed window overlooking open fields has room for a desk, internet connectivity, shelving for files and York stone floor.

Galleried Landing

Stairs lead to the first floor via split level staircase in two directions to separate galleried landings with doors opening to;

Bedroom 1

Arched wooden double glazed window to side aspect in this double bedroom with built in wardrobes.

Bedroom 2

Arched wooden double glazed window to side aspect overlooking open fields, this double bedroom also has fitted wardrobes.

Bedroom 3

Arched wooden window double glazed window to front aspect, this

double bedroom has an airing cupboard and a built in cupboard with hanging rail.

Gardens

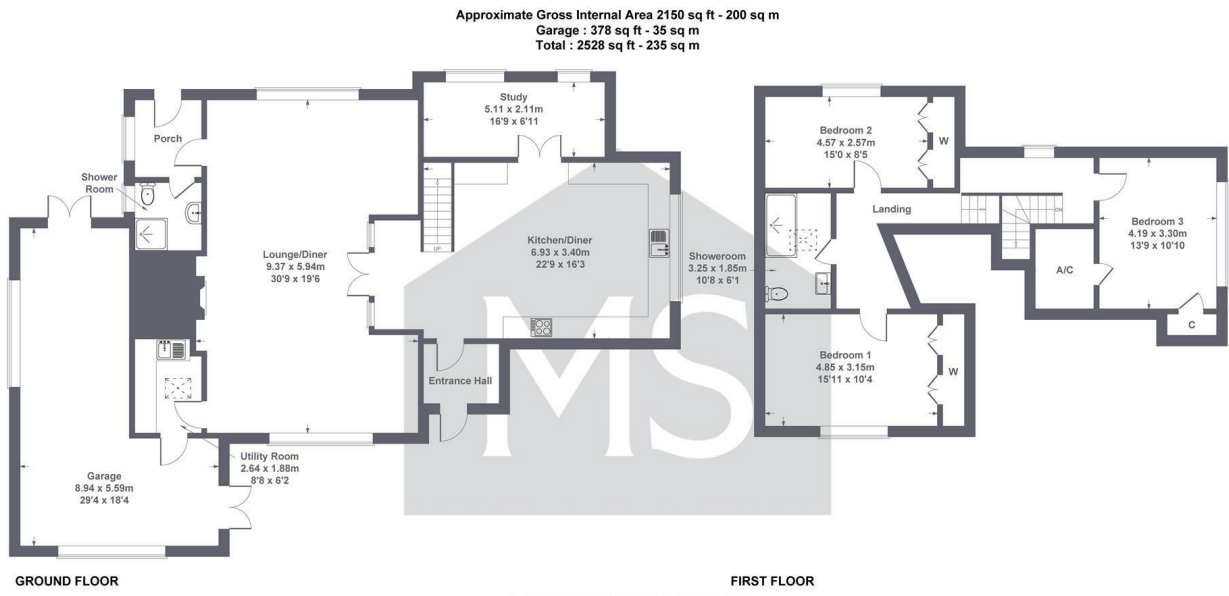
To the front is a wooden gate opening onto a driveway which offers off street parking for multiple vehicles, To the right of the drive on entry are mature bushes and perennial trees which lead to a large expanse of lawn down the side of the house with open fields beyond. To the rear of the property is an area set to lawn with raised flower beds to the perimeter, a pergola with a rose arbour to protect from the sun. There are two garden sheds along with a greenhouse to the side of the property. A wooden pedestrian gate to the front of the property has a pathway leading down the side of the Orchard with many types of fruit tree to include; Apple, Pear and plum trees. Trellis fencing to the side breaks up another area mainly set to lawn.

Garage

The L shaped garage is attached to the rear of the building. It is of brick construction containing power, light and water, with double doors at either end







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	