

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Cromwell Hill Kirby Grindalythe, Malton, YO17 8DB

£485,000

- Substantial 1990's detached property
- Replacement d/glz windows in 2023
- Currently three bedrooms
- Delightful grounds of approx 0.37 acres
- Small unspoilt Yorkshire Wolds village
- Extends to approx 2500 sqft
- Triple garage block/potential home office
- Extensive ground floor layout

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# Cromwell Hill , Kirby Grindalythe YO17 8DB

Truly individual village house built in the 1990's extending to approx 2500 sqft in generous grounds with triple garage and ideal home office/studio/potential annexe above. Extensive ground floor space, three bedrooms each en-suite, quaint Yorkshire Wolds village within easy reach of Malton. Approx 0.37 acres. In all an impressive property in a delightful setting, well looked after over the years but now likely to offer scope for some updating. New double glazed windows in only 2023.



Council Tax Band: F



## Services

Mains water and electricity. Private drainage system. LPG Heating.

Council tax band F

## General info/location

Cromwell Hill is an individually designed house of character sat discreetly on a generous plot on the edge of the desirable former estate village of Kirby Grindalythe. In addition to its substantial-sized accommodation it also benefits from a Heat Recovery Ventilation System, LPG central heating, a Beam central vacuuming system and a Rica wireless security system.

Kirby Grindalythe lies within the Great Wold Valley, the largest and broadest of the deep valleys that slice into the Yorkshire Wolds. This is the English landscape at its most vivid, yet it lies within a short drive of the very many amenities to be found in Driffield or Malton. Malton has gained national recognition as Yorkshires food capital, and it has its own railway station linking to the mainline station at York. York itself can be reached by car in little more than ¾ hour. Kirby Grindalythe might be small village but its community is supportive and strong, and there is a Grade II\* Listed Sykes church and community hall.

## Entrance hall/dining

Storage cupboard housing the Beam central vacuuming system. Heat recovery inlet and stairs leading to first floor.

## Drawing room

Dual aspect room. Wooden double-glazed windows. French doors to the rear with access to the patio area and a further set of French doors to the conservatory. Open Inglenook fireplace.

## Conservatory

Double-glazed windows to all aspects giving a panoramic view of the south-facing garden. Double doors to both sides give access to the patio and garden.

## Kitchen

Wooden double-glazed windows to front and side aspect. Hand-crafted wall and base units. Built-in Neff double oven, gas hob with extractor hood. Door leading to;

## Utility room

Wooden double-glazed window to side aspect. Wall and base units. Space for washing machine, tumble drier and American style fridge-freezer. Doors leading to cloakroom and pantry;

## Pantry

Large shelved pantry with space for additional fridge or freezer.

## Cloakroom/WC

Low flush WC, sink, window to rear.

## Bedroom 1 (ground floor)

Wooden double-glazed window to rear and double-glazed wooden doors with access to patio area. Triple-fitted wardrobes.

## En-suite

Wooden double-glazed windows. Five piece suite comprising of low flush WC, bidet, Jacuzzi bath, vanity unit and walk-in shower cubicle.

## First floor

### Galleried landing

Wooden double-glazed window to front aspect. Currently used as a library but could potentially be converted to a fourth bedroom.

### Study (one)

Access to partially boarded loft.

## Bedroom 2

Wooden double-glazed windows to front and side aspect. Dressing area with fitted double wardrobe and door leading to ensuite bathroom. Under eaves storage and built-in cupboard with loft access.

## En-suite

Wooden double-glazed window to side aspect. Corner bath, low flush WC and wash basin.

## Bedroom 3

Wooden double-glazed windows to front and side aspects. Doors leading to ensuite and study/dressing room.

## En-suite

Wooden double-glazed window to rear. Low flush WC, wash basin and bath.

## Study 2/dressing room

Storage cupboard housing Ideal gas-fired boiler and hot water tank.

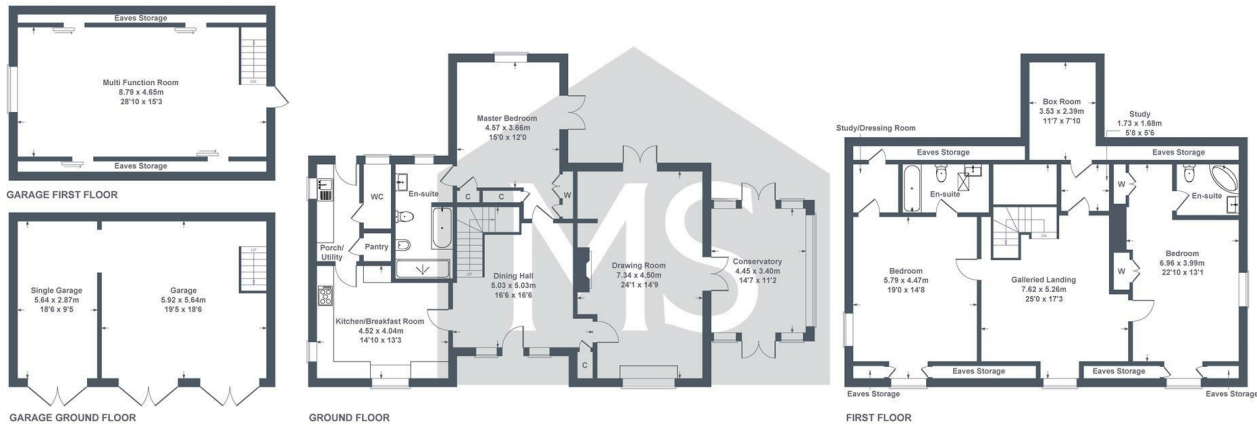
## Garden/grounds

Extensive wrap round plot extending in all to approx 0.37 acres including garden to three sides, predominantly south-facing with countryside view of Cromwell Hill. Laid to lawn with established plant and shrub borders, water feature and wildlife pond. Long driveway, front and rear parking areas. Triple garage block.

## Triple garage block

Three sets of double wooden doors. Service pit, light and electric. Stairs lead to 40 sqm room above garage suitable for a wide range of uses such as an office, play-room or gym.

Approximate Gross Internal Area  
 Main House - 2542 sq ft - 236 sq m  
 Garage - 990 sq ft - 92 sq m  
 Total - 3532 sq ft - 328 sq m



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 this agent.  
 Produced by Potterplans Ltd. 2024



## Directions

## Viewings

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

## Council Tax Band

F

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