

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



HAWTHORN HOUSE, LOW LANE, SAWDON, YO13 9DX

A sizeable detached house overlooking a large southerly facing garden and paddock with an option to purchase some additional, adjoining, land with a useful agricultural building

Entrance Hall	Cloakroom/wc	Oil Central Heating	Greenhouse
Sitting Room	Side Entrance Porch	Double Glazing	Kitchen Garden
Conservatory	Five Bedrooms	Drive Parking	Paddock (approx 0.4 acre)
Study	Games Room	Three Garages	Land Option (approx 5.4 acres)
Dining Room	Shower Room	Workshop	Easy Access to Bridleway
Kitchen	Bathroom	South Facing Lawn	EPC Rating C

PRICE GUIDE £675,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

When entering Sawdon, Hawthorn House is located down a short, quiet country lane on the Southern edge of the village. It has a very unassuming appearance when arriving on its drive with prominence to the three garages it has, along with a useful workshop. However by walking around the house, past the patio, along its footpath, the size of the property, its splendid garden and the view tell a different story.

Hawthorn House is believed to have been built in the 1920's and over more recent years has been significantly extended to now offer five bedrooms and a proportionate amount of reception rooms. A conservatory was added some 15 years ago to allow a comfortable opportunity to enjoy the Southerly views across the garden and paddocks beyond. From the entrance hall the accommodation comprises a sitting room with a log burning stove and opening into the conservatory, a separate, good sized, dining room and adjoining kitchen. The ground floor is completed with a study, a cloakroom, walk-in kitchen larder, side porch/boot room and a linking door to an integrated double garage. Upstairs there are five bedrooms along with another multipurpose room that is currently used as a games room; all served by a shower room and a house bathroom. There is also a potential storage space to consider adding an en suite.

Outside there is an additional third garage with a lean to green house attached. The garden is shared between a productive kitchen garden, fruit trees and bushes and a more formal lawn. A hand gate at the bottom of the garden opens into a walled paddock of approximately 0.4 acres with gated vehicular access from the nearby bridal path. Over the paddock's Southern boundary wall there is an additional fenced grass field of approximately 5.4 acres that benefits from a useful, well maintained agricultural building. This is available by separate negotiation and also adjoins the bridal path.

General Information

Location: Sawdon is a quiet yet popular village located a couple of miles North of the A170 Thirsk to Scarborough Road. Located in the North York Moors National Park it has a welcoming village community and what amenity it lacks can be found just a short drive away in Pickering or Scarborough, yet everyday conveniences are covered in neighbouring villages of Brompton, Snainton, Thornton le Dale and Ayton.

Services: Mains water and electricity are connected. Connection to mains drains. Oil fired central heating. Solar panels.

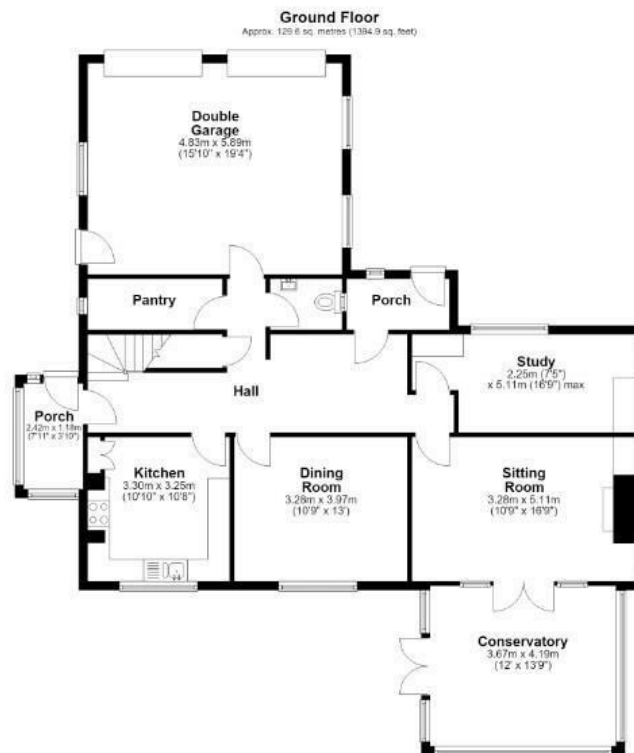
Council Tax: We are informed by North Yorkshire Council that Hawthorn House falls into band G

Tenure: We are advised by the Vendors that the property is freehold and vacant possession will be given upon completion.

Directions: Travelling in an easterly direction along the A170 towards the coast, on leaving Brompton take the left turning signposted Sawdon, travel along this road for approx two miles until you reach the village of Sawdon. Past the initial 'zig-zag' corner take the immediate right turn onto Low Lane with Hawthorn House being the second/end property on the right hand side at the end of the lane indicated by a Rounthwaite & Woodhead For Sale Board. What3Words [///tricycle.cries.fussed](#) .Viewing Arrangements are strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone 01751 472800



Accommodation



Total area: approx. 236.5 sq. metres (2545.5 sq. feet)
Hawthorn House, Sawdon

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 (CO ₂) 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.rounthwaitewoodhead.co.uk

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