PEAR TREE HOUSE & COTTAGES
HELPERTHORPE, NEAR MALTON

Cundalls

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HELPERTHORPE
NEAR MALTON

Malton 13 miles, Scarborough 16 miles, Driffield 17 miles, York 31 miles
Distances Approximate

A WONDERFUL LIFESTYLE / MULTIGENERATIONAL PROPERTY CONSISTING OF A SPACIOUS FORMER FARMHOUSE, TOGETHER WITH TWO SELF-CONTAINED COTTAGES, CL CARAVAN SITE & RANGE OF OUTBUILDINGS WITH SOLAR PANELS & BATTERY STORAGE. IN ALL APPROXIMATELY 0.65 ACRES.

PEAR TREE HOUSE: ENTRANCE HALL – LIVING / DINING ROOM – GARDEN ROOM – INNER HALL – STUDY
GUEST CLOAKROOM – KITCHEN/DINING ROOM – UTILITY ROOM
MASTER BEDROOM – DRESSING ROOM – EN-SUITE SHOWER ROOM – TWO FURTHER DOUBLE BEDROOMS – HOUSE BATHROOM

THE OLD DAIRY: ENTRANCE HALL – OPEN-PLAN KITCHEN/LIVING ROOM – TWO DOUBLE BEDROOMS – HOUSE BATHROOM

THE GRANARY: ENTRANCE HALL – OPEN-PLAN KITCHEN/LIVING ROOM – DOUBLE BEDROOM – HOUSE BATHROOM

CL CARAVAN SITE: WITH PERMISSION FOR 5 TOURING CARAVANS
OUTBUILDINGS: STEEL FRAME, MODERN GENERAL-PURPOSE BUILDING WITH 3-PHASE ELECTRIC & LARGE DOUBLE GARAGE
GARDENS & GROUNDS: EXTENSIVE PARKING – ATTRACTIVELY LANDSCAPED GARDENS – IN ALL APPROXIMATELY 0.65 ACRES

ECO FEATURES: EXTENSIVE PHOTOVOLTAIC PANEL COVERAGE – BATTERY STORAGE

GUIDE PRICE £850,000

The sale of Pear Tree House represents an ideal opportunity to purchase a real lifestyle/multi-generational property consisting of an extended and comprehensively refurbished principal house, together with two self-contained cottages, a CL caravan site and a substantial general-purpose building/workshop in an edge of position and with views across open countryside.

Set within an overall plot of approximately 0.65 acres, Pear Tree House itself has been cleverly extended and re-modelled, to create an extremely appealing home which retains a huge amount of charm and offers very spacious accommodation of around 1,850sq.ft. Laid out across two floors, it comprises entrance hall, a 24ft double reception room with log burner, garden room, inner hall, guest cloakroom, a study or occasional bedroom, a large kitchen/dining room and a utility room. Upstairs is a master bedroom suite with dressing room and en-suite shower room, two further double bedrooms and a house bathroom. The house opens onto a very pretty landscaped garden on the eastern side of the house, which enjoys a good level of privacy.

Adjoining Pear Tree House to the rear, are two self-contained cottages, which were converted a number of years ago from former barns. At one time these were successfully operated as furnished holiday rentals, but in more recent years planning consent has been obtained for them to be permanently occupied, and these are currently let out on Assured Periodic Tenancies. Depending on the needs of a future owner, the opportunity exists to revert to their former use or utilise as part of a superb multi-generational opportunity. The Old Dairy offers traditional two-bedroom accommodation, whilst The Granary offers one-bedroom accommodation with first floor living space. Each has their own easily maintained garden space on the western side.

The owners have made significant efforts to enhance the energy efficiency, adding 26 photovoltaic solar panels to the south-facing roof slope of workshop, which are linked to battery storage. Central heating within each of the three properties are from LPG boilers.

The property is approached through a timber gate, which open onto a gravelled driveway where there is ample space to park. Adjacent to the house and cottages is a three-bay, steel frame general purpose building providing 1,650sq.ft of workshop space with three-phase electricity, plus a covered area to one side for storage of logs etc. Alongside this building is a large double garage.

A CL caravan site is located within the northern portion of the plot and has consent for 5 pitches. A sixth electric hookup is in place to assist with flexibility on changeover day. This area is nicely screened from the residential element, has been successfully run for many years, and is serviced by a shower and toilet block.

Helperthorpe is one of the villages along the Great Wold Valley that runs between the villages of Duggleby and Foxholes. The villages of the valley often join together for community events and celebrations. The market town of Malton is located approximately 13 miles to the west and provides a good range of local facilities. Primary schooling is available in the nearby village of West Lutton, and there is also a daily bus service to Malton. Pear Tree House is positioned at the eastern edge of the village.

PEAR TREE HOUSE

ENTRANCE HALL
Velux roof light. Underfloor heating.

LIVING / DINING ROOM
7.6m x 4.5m (max) (24’11” x 14’9”)
Cast iron, gas fired stove. Two casement windows to the front, and a bay window overlooking the garden. Television point. Underfloor heating.

GARDEN ROOM
3.4m x 2.6m (11’2” x 8’6”)
Vaulted ceiling. French doors opening onto the garden. Casement window to the rear. Underfloor heating.

INNER HALL
Staircase to the first floor. Radiator.

GUEST CLOAKROOM
2.1m x 1.0m (6’11” x 3’3”)
White low flush WC and wash hand basin. Understairs cupboard. Casement window to the front. Radiator.

STUDY
3.5m x 3.0m (11’6” x 9’10”)
Twin fitted cupboards. Casement windows to the front and rear. Radiator.

KITCHEN / DINING ROOM
6.2m x 4.8m (max) (20’4” x 15’9”)
Range of kitchen cabinets with granite worktops incorporating a single drainer sink unit. Multi-fuel range cooker. Pantry cupboard. Dishwasher point. Tiled floor. Television point. Door and two casement windows to the side, plus further casement window on the eastern side. Radiator.

UTILITY ROOM
2.5m x 1.9m (8’2” x 6’3”)
Range of kitchen cabinets incorporating a stainless steel single drainer sink unit. Automatic washing machine point. Cupboard housing the Vaillant central heating boiler. Tiled floor. Door and casement window to the side. Radiator.

FIRST FLOOR

LANDING
casement window to the front and Velux roof light to the side. Loft hatch. Radiator.

BEDROOM ONE
4.5m x 4.0m (max) (14’9” x 13’1”)
Casement windows to three sides. Television point. Two radiators.

DRESSING ROOM
3.5m x 2.7m (11’6” x 8’10”)
Range of fitted wardrobes. Casement to the front. Radiator.

EN-SUITE SHOWER ROOM
2.3m x 2.0m (7’7” x 6’7”)
White suite comprising walk-in shower cubicle, wash hand basin in vanity unit and low flush WC. Extractor fan. Casement window to the side. Heated towel rail.

BEDROOM TWO
4.9m x 3.0m (16’1” x 9’10”)
Fitted wardrobe. Loft hatch. Velux roof light to the side. Radiator.

BEDROOM THREE
3.6m x 2.8m (11’10” x 9’2”)
Casement window to the front. Radiator.

HOUSE BATHROOM
2.6m x 1.8m (min) (8’6” x 5’11”)
White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Airing cupboard housing a pressurised hot water cylinder. Casement window to the side. Heated towel rail.

THE OLD DAIRY

ENTRANCE HALL
Staircase to the first floor. Radiator.

OPEN-PLAN KITCHEN / LIVING ROOM
4.1m x 4.1m (max) (13’5” x 13’5”)
Kitchen area with range of cabinets incorporating a stainless steel single drainer sink unit, four-ring hob and electric oven. Exposed beams. Television point. Under stairs cupboard with automatic washing machine point and also housing the central heating boiler. 3 casement windows. French doors to the rear garden. Radiator.

FIRST FLOOR

LANDING
Exposed themes. Velux roof light.

BEDROOM ONE
3.5m x 2.8m (min) (11’6” x 9’2”)
Fitted wardrobe. Exposed beams. Casement window to the side. Radiator.

BEDROOM TWO
3.3m x 2.6m (min) (10’10” x 8’6”)
Exposed beams. Casement window to the side. Radiator.

HOUSE BATHROOM
2.1m x 1.7m (min) (6’11” x 5’7”)
Bath with shower above, wash basin and low flush WC. Exposed beam. Casement window to the side. Radiator.

THE GRANARY

ENTRANCE HALL
Staircase to the first floor. Cloaks cupboard, also housing the central heating boiler. Space for tumble dryer.

BEDROOM ONE
3.6m x 3.3m (11’10” x 10’10”)
Fitted wardrobe. Exposed beams. Casement window to the side. Radiator.

HOUSE BATHROOM
2.3m x 1.7m (7’7” x 5’7”)
Bath with shower above, wash basin and low flush WC. Extractor fan. Casement window to the side. Radiator.

FIRST FLOOR

OPEN-PLAN KITCHEN / LIVING ROOM
5.6m x 4.7m (18’4” x 15’5”)
Kitchen area with range of units incorporating a stainless steel single drainer sink unit, four-ring hob and electric oven. Automatic washing machine point. Cast iron wood burning stove. Television point. Windows to two sides. Radiator.

GARDENS & GROUNDS

The main house has an attractively landscaped garden, and both cottages have their own easily maintained patio style gardens. A timber gate open onto a gravelled driveway, where there is ample room to park.

THE OUTBUILDINGS

WORKSHOP / GENERAL PURPOSE BUILDING
12.9m x 11.9m (42’4” x 39’1”)
Three-bay steel frame building with lean-to. Concrete block walls and a profile steel roof. Electric light and three phase power connected. Concrete floor. Electric roller shutter door. Personnel door.

DOUBLE GARAGE
8.7m x 5.6m (28'7" x 18'4")
Twin electric roller shutter doors to the front. Personnel door. Concrete to the floor. Electric power and light.

THE CL SITE

Located within the northern portion of the plot with permission for five pitches, each with an electric hookup. An extra hookup in place to offer flexibility for changeovers.

GENERAL INFORMATION

Services:	Mains water and electricity. Septic tank drainage. LPG central heating.
Council Tax:	Pear Tree House: Band: D. The Old Dairy: Band: A. The Granary: Band: A.
Tenure:	We understand that the property is Freehold. The two cottages are presently let on assured periodic tenancies.
Post Code:	YO17 8TQ.
EPC Ratings:	Pear Tree House: C70. The Old Dairy: C76. The Granary: D67.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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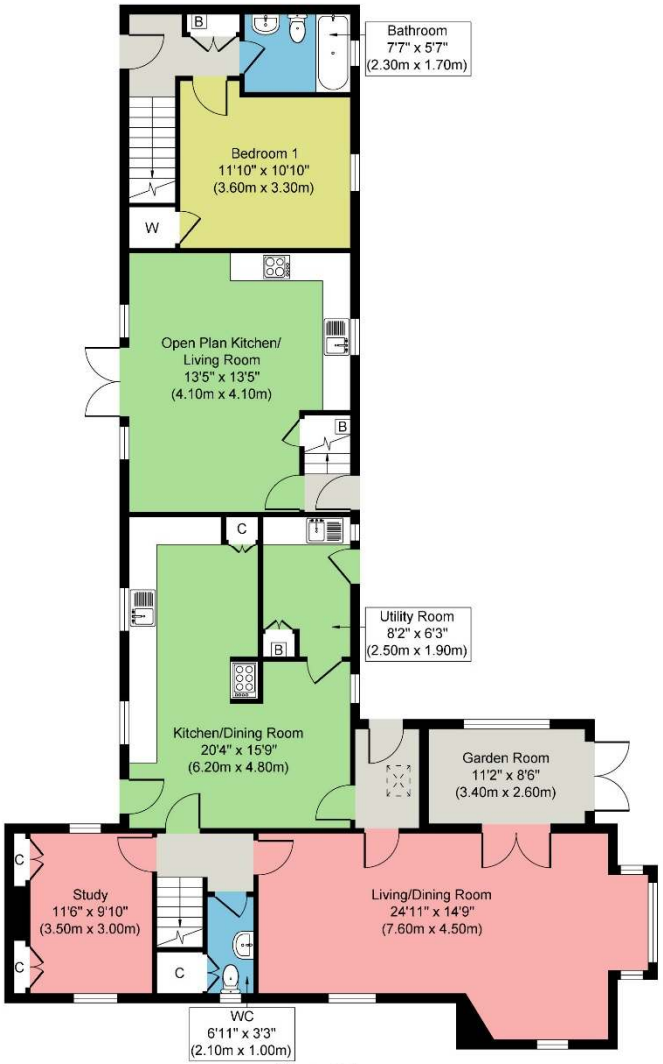
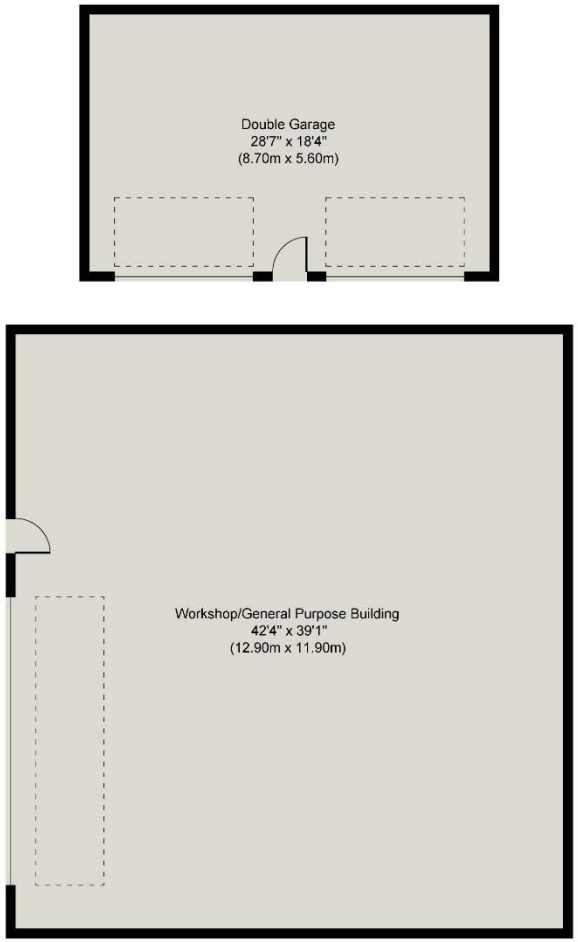
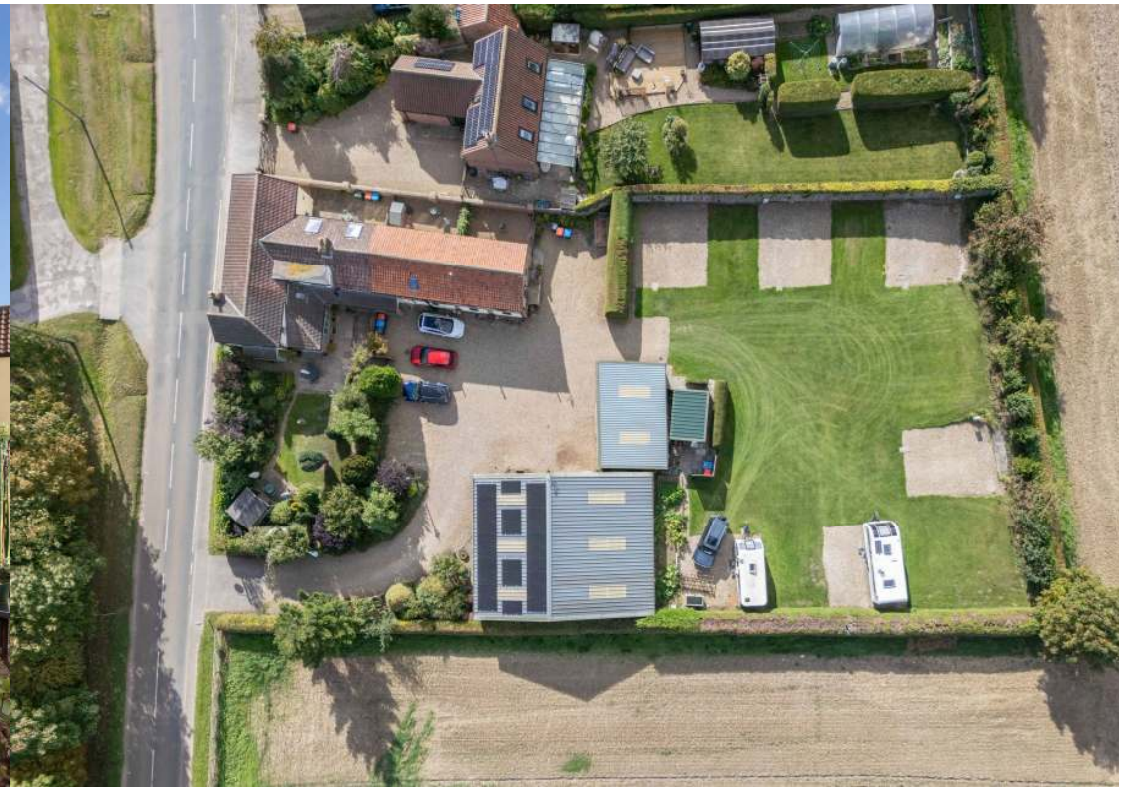
RICS



Ground Floor
Approximate Floor Area
1552 sq. ft
(144.15 sq. m)

First Floor
Approximate Floor Area
1436 sq. ft
(133.45 sq. m)



Outbuildings
Approximate Floor Area
2177 sq. ft
(202.23 sq. m)