Rounthwaite R&W Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

THE OLD POST OFFICE WEST LUTTON, MALTON, YO17 8TA









- **Attractive double fronted village home**
- **Well maintained and presented throughout**
- **Workshop and cabin / summer house and driveway parking**
- **Four bedrooms and flexible reception space**
- **Landscaped, mature gardens**
- **Futureproofing with air source heat pump**

PRICE GUIDE £515,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk **www.rounthwaite-woodhead.com**

Description

The Old Post Office is a most attractive double fronted property set on the edge of the village of West Lutton. Approximately ten miles to the East of Malton, the area is within easy reach of amenities, road and rail links for travelling further afield, yet boasts all the benefits of a rural location including fabulous open views over the neighbouring countryside.

A much-loved home, the property has been thoughtfully improved by the current owners in recent years and is finished to a standard which must be seen to be appreciated. The accommodation is flexible and offers good room sizes yet retains much of its original charm.

To the ground floor are two reception rooms at the front of the property with an additional room to the rear which is currently used as a dining room and flows through to the kitchen beyond. This light and airy space is fitted with a range of units and a useful breakfast bar, separate pantry with a large utility / boot room beyond. The hallway to the other side with cloakroom / WC opens on to a pretty courtyard area and stairs lead to the first floor. There are four bedrooms with a modern house bathroom and additional en suite shower room to the master.

A consideration when improving the house has been to increase it's energy efficiency and future-proof the house which has included the addition of an air source heat pump and quality double glazing; unusual features in a house of this period.

Externally, the benefits include landscaped gardens with lawned areas, ample pretty spaces for seating, and mature shrubs and trees sheltering a secluded summerhouse which with further work would make an ideal home office or garden room. There is a further large workshop / store and ample driveway parking.

General Information

Mains water, electricity and drainage - Air source heating - Council Tax band D

Viewing: Strictly by appointment



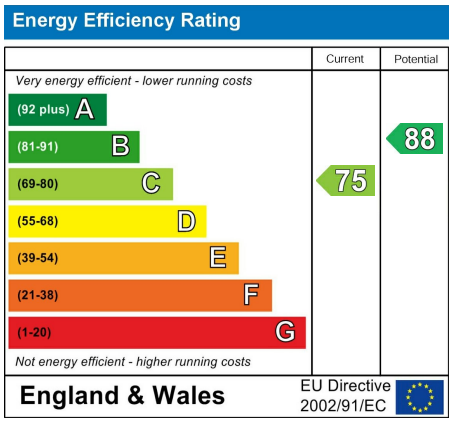


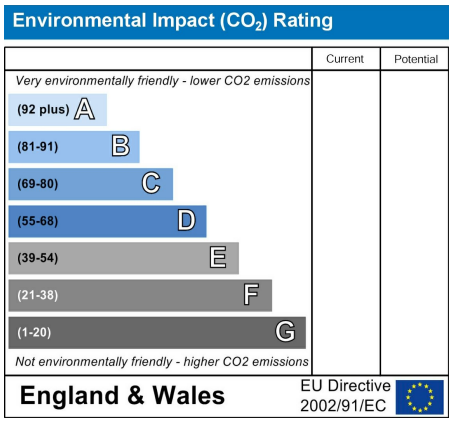
Accommodation



Total area: approx. 151.8 sq. metres (1633.8 sq. feet)

The Old Post Office, West Lutton

















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