



**BADGER BANK
WESTOW, YORK**

Cundalls



BADGER BANK WESTOW YORK

Malton 6 miles, York 14 miles, Leeds 40 miles
Distances Approximate

**AN EXTENDED & MUCH IMPROVED CONTEMPORARY COUNTRY HOUSE WITH EXCELLENT ECO-CREDENTIALS
OCCUPYING A STUNNING 3.25 ACRES SITE TOGETHER WITH 1,300FT² WORKSHOP
SET WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY.**

SITTING ROOM – OPEN-PLAN DINING/KITCHEN/FAMILY ROOM – INNER HALL – LAUNDRY ROOM – UTILITY ROOM – GUEST CLOAKROOM
GAMES ROOM / BEDROOM FOUR – MASTER BEDROOM – DRESSING ROOM – EN-SUITE SHOWER ROOM
TWO FURTHER DOUBLE BEDROOMS (ONE EN-SUITE) – HOUSE BATHROOM

A SUSTAINABLE, LOW IMPACT HOME WITH OFF-GRID POWER SUPPLY
UNDERFLOOR HEATING THROUGHOUT – DOUBLE-GLAZING – PHOTOVOLTAIC SOLAR PANELS – BATTERY STORAGE

EXTENSIVE GARDENS, GROUNDS & Paddock LAND – IN ALL APPROXIMATELY 3.25 ACRES
AMPLE PARKING – DOUBLE GARAGE – 1,300SQ.FT TIMBER FRAME WORKSHOP
A BEAUTIFUL SETTING WITH DELIGHTFUL VIEWS

GUIDE PRICE £1,150,000

Badger Bank is a unique, contemporary residence occupying a superb 3.25 acre site between the villages of Westow and Kirkham Abbey. Designed by ecclesiastical Architect, Ronald Sims, the house is nestled into a hillside and enjoys a split-level floor plan with rooms that are flooded with natural light.

The design of the house is a response to its siting and has an appearance which is at once both traditional and contemporary. Constructed of local limestone under a blue slate roof, the property features a glass atrium to the rear elevation which fills the principal reception space with light and allows for uninterrupted views across its grounds and towards Badger Wood.

The property is a low-impact, sustainable home which takes full advantage of its unique setting. Attention to detail is evident throughout the main house with the use of natural materials such as underfloor heated limestone floors, ash-panelled ceilings, solid ash internal doors and iroko external joinery. It offers a versatile range of accommodation which amounts to almost 2,400sq.ft.

Within the last five years, the current owner has undertaken significant works to the property, to include the addition of a spectacular open-plan dining/kitchen/family room on the lower ground floor, with bi-fold doors seamlessly blending the outdoors and indoors. Externally, there has been extensive landscaping carried out, including stone paved terraces, a number of retaining walls, creation of a pond, and a detached double garage is in the course of construction.

Other notable features within the house include heat recovery ventilation, underfloor heating and a central vacuum system. Windows are double-glazed and high levels of insulation have been incorporated within the build. Badger Bank has the unusual advantage of being 'off-grid' having an alternative power source provided by PV solar panels and battery storage and a back-up generator.

As its name suggests, Badger Bank occupies a wonderful hillside position, with the 3.25 acre site creating a natural amphitheatre bound by mature, mixed woodland, attracting an abundance of wildlife, with deer regularly seen. A pond has been created within the stock-proofed paddock and makes for a very

attractive focal point. There are various garden areas including mature shrubs, specimen trees, a productive vegetable patch, orchard and lawn which blends seamlessly into the pastureland beyond.

Westow is an attractive conservation village set in pleasant countryside, in an area where the landscape of the Howardian Hills opens out into the rolling hills of the Yorkshire Wolds. The village benefits from a highly regarded pub and restaurant, The Blacksmith's Arms and has a well-supported cricket club. Badger Bank is discreetly positioned around half a mile west of the village, on the road leading to Kirkham with its famous abbey ruins.

The nearby market town of Malton located some 6 miles north offers a good range of amenities and has, in recent years, gained a reputation as 'Yorkshire's Food Capital' with its high-profile food festivals, farmers market and artisan food producers. Malton railway station offers regular services to York from where London can be reached in less than 2 hours. York is easily accessible via the A64 and is approximately 14 miles south-west.



ACCOMMODATION

SITTING ROOM

8.1m x 5.8m (max) (26'7" x 19'0")

Cast iron wood burning stove. Vaulted ceiling with exposed roof trusses and part-glazed roof and steps leading down to a lower section of the room with glazed wall, door to the garden and the kitchen. Exposed stonework. Limestone floor. Television point.



OPEN-PLAN KITCHEN / DINING / FAMILY ROOM

7.9m x 6.2m (max) (25'11" x 20'4")

Range of kitchen cabinets with quartz work surfaces incorporating a double bowl sink unit, multi-fuel range cooker with extractor hood. Integrated wine fridge. Island unit with breakfast bar. Housing for an American style fridge freezer. Cast iron wood burning stove with stone mantel and quarry tile hearth. Television point. Recessed spotlights. Lantern roof light, bi-fold doors onto the rear garden and casement windows to either side. Walk-in cupboard housing the oil-fired central heating boiler, hot water tank and vacuum collection point.





INNER HALL

Limestone floor. Steps leading to the upper and lower levels.

LAUNDRY ROOM

4.1m x 4.0m (max) (13'5" x 13'1")

Range of kitchen cabinets. Automatic washing machine point. Space for a tumble dryer. Cloakroom with coat hooks and bench seating. Limestone floor. Two casement windows to the front.

UTILITY ROOM

3.1m x 2.0m (10'2" x 6'7")

Limestone floor. Door and casement window to the side. Stainless steel sink unit. Automatic washing machine point.

GUEST CLOAKROOM

2.0m x 0.8m (6'7" x 2'7")

Philippe Starck wall-hung WC and wash basin. Limestone floor. Casement window to the side.

GAMES ROOM / BEDROOM FOUR

6.0m x 4.0m (19'8" x 13'1")

Vaulted ceiling. Limestone floor. Windows to three sides, four of which are full-length, plus a glazed door opening onto the terrace.



BEDROOM THREE

4.9m x 3.8m (max) (16'1" x 12'6")

Limestone floor. Wall light. Two casement windows to the side. Fitted storage cupboard.

EN-SUITE SHOWER ROOM

2.5m x 0.9m (8'2" x 2'11")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Heated towel rail.

INNER LOBBY

3.1m x 1.1m (10'2" x 3'7")

Limestone floor.

MASTER BEDROOM

4.4m x 4.1m (14'5" x 13'5")

Limestone floor. Two wall lights. Three casement windows to the rear and one to the side.



DRESSING ROOM

1.5m x 1.5m (4'11" x 4'11")

Limestone floor. Casement window to the rear.

EN-SUITE SHOWER ROOM

2.3m x 1.5m (7'7" x 4'11")

Philippe Starck white suite comprising wall-hung wash basin, WC and double shower enclosure. Extractor fan. Limestone floor and tiled walls. Heated towel rail.

BEDROOM TWO

4.4m x 3.8m (max) (14'5" x 12'6")

Limestone floor. Wall light. Casement windows to the front and side. Loft hatch with pull-down ladder to boarded storage.

HOUSE BATHROOM

2.6m x 1.8m (8'6" x 5'11")

Philippe Starck white suite comprising wall-hung wash basin, WC and bath with shower attachment. Casement window to the front. Extractor fan. Limestone floor and tiled walls. Heated towel rail.



GARDENS, GROUNDS & LAND

The total site area extends to approximately 3.25 acres and includes delightful gardens, which are part-terraced and feature lawn, shrub borders, vegetable plot, fruit orchard and poly tunnel. The gardens blend seamlessly into the pastureland below the house, bordered by mixed woodland, providing year-round colour and interest. A driveway leads passes the house, leading to a good-sized parking area and an open-fronted double garage is in the course of construction.



TIMBER-FRAME WORKSHOP

16.9m x 7.2m (55'5" x 23'7")

Divided internally into four rooms. The building is constructed of timber under a felt roof and started life as a classroom before being transported to Badger Bank.

STONE & PANTILE OUTBUILDING

Serves as a plant room, housing the oil storage tank, back-up oil generator, battery storage and controls for the PV solar panels.

NEIGHBOURING COTTAGE

A detached cottage, constructed of stone under a slate roof, is currently undergoing a full scheme of renovation, having been unoccupied for over 20 years. The property is not included in the sale, could be made available by further negotiation.

GENERAL INFORMATION

Services: Mains water. Private electricity supply. Drainage is to a sewage treatment plant.

Council Tax: Band: F (Ryedale District Council).

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Post Code: YO60 7LG.

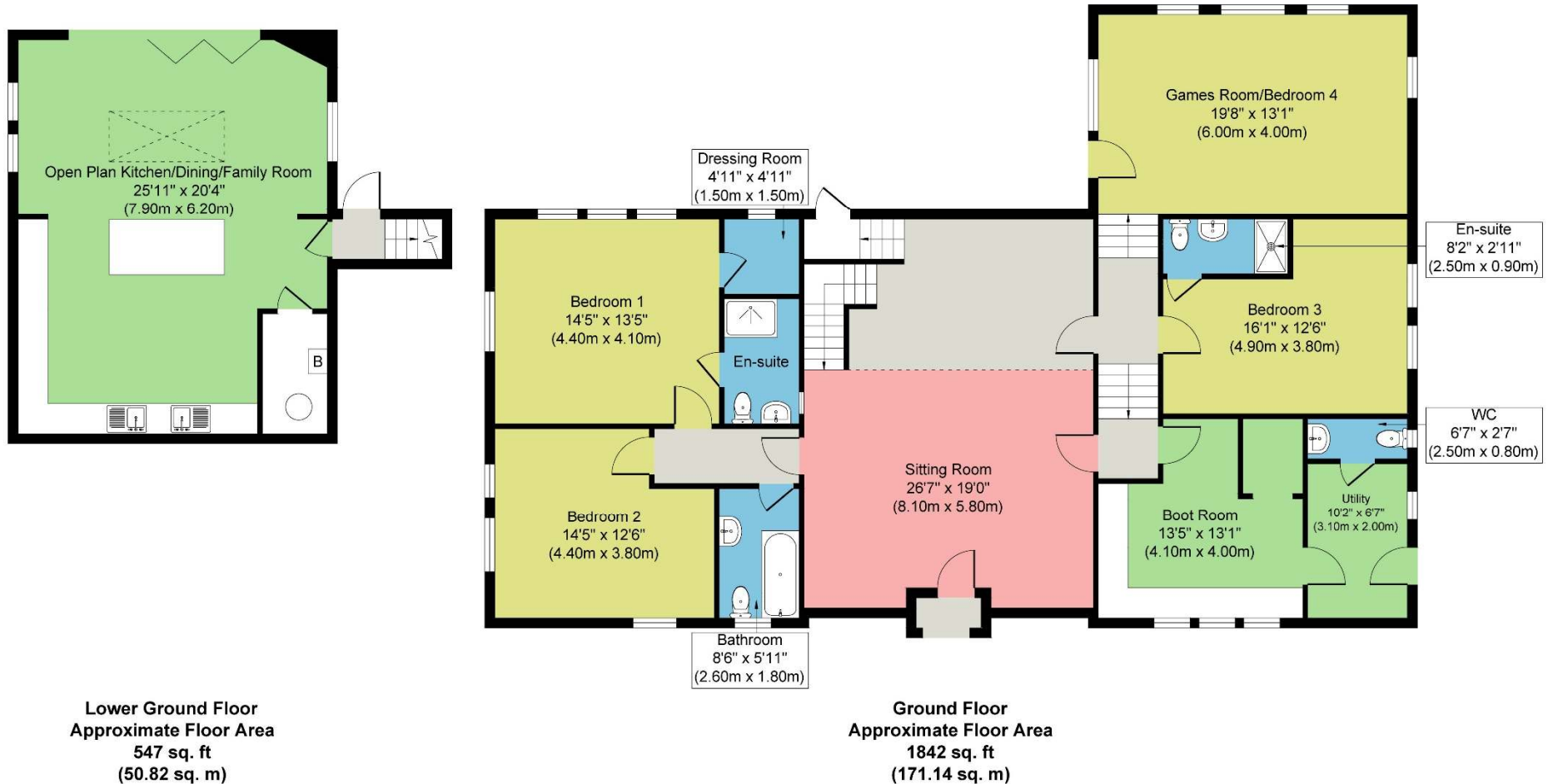
EPC Rating: Current: C71. Potential: C71.

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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