

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## THE GRANARY, THE ORCHARDS, BEADLAM, YO62 7SH

An attractive stone built, detached house requiring some general refurbishment

**Entrance Hall & Cloakroom**

**Sitting Room**

**Kitchen/Diner**

**Dining Room**

**4 Bedrooms**

**En Suite Shower Room**

**Bathroom**

**Utility Room**

**Front Patio Style Garden**

**uPVC Double Glazing**

**Parking Space**

**Gas Central Heating**

**GUIDE PRICE £300,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Beadlam lies along the A170 approximately 2.5 miles to the east of Helmsley and a similar distance from Kirkbymoorside, both popular market towns with all the usual amenities on offer. The village is unusual in that it is directly joined onto another village, Nawton, and is commonly given the name Nawton Beadlam. The award winning Beadlam Grange Farm Shop, which is just outside the village, stocks everyday essentials and has an exceptional butchers counter, fruit and vegetables, bread, milk, home-made ready meals etc. There is a bus stop in the village providing connections to other market towns, to Scarborough on the east coast and to York.

This detached stone built property known as The Granary is tucked away behind The Orchards, a small cul-de-sac of detached properties situated off Gale Lane. The approach to the property is along a private drive shared with neighbouring properties.

Internally, the accommodation flows nicely with its principal rooms enjoying a southerly aspect and in the sitting room there is a stone fireplace with wood burning stove. The kitchen has a double aspect and provides room for a small dining table with a separate dining room at the rear for more formal occasions. A utility room with side entrance door houses the gas central heating boiler, has a sink and provides space for additional fridge/freezers and the washing machine. Upstairs there is a house bathroom plus 4 bedrooms (the smallest currently used as a study) with the master bedroom having a large en suite shower room.

During the passage of time the accommodation has become dated and would benefit from a scheme of refurbishment in parts.

The gated front garden is mainly paved, creating space to park a car with established shrub borders. More could be made of the garden with some hard pruning and cutting back.

## General Information

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating.

Council Tax: North Yorkshire Council band D.

EPC Rating: E.

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion. There is no onward chain.

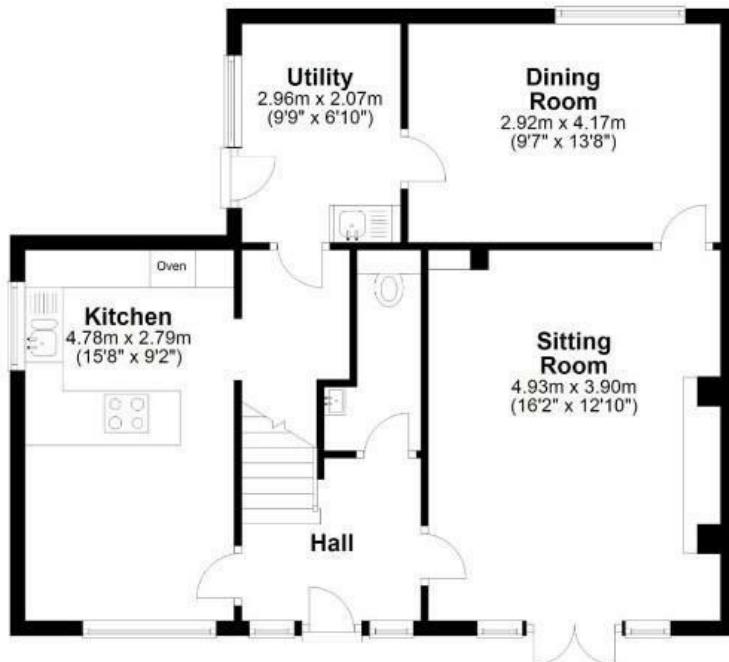
Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, 26 Market Place, Kirkbymoorside. Tel: 01751 430034 or 01751 472800.



# Accommodation

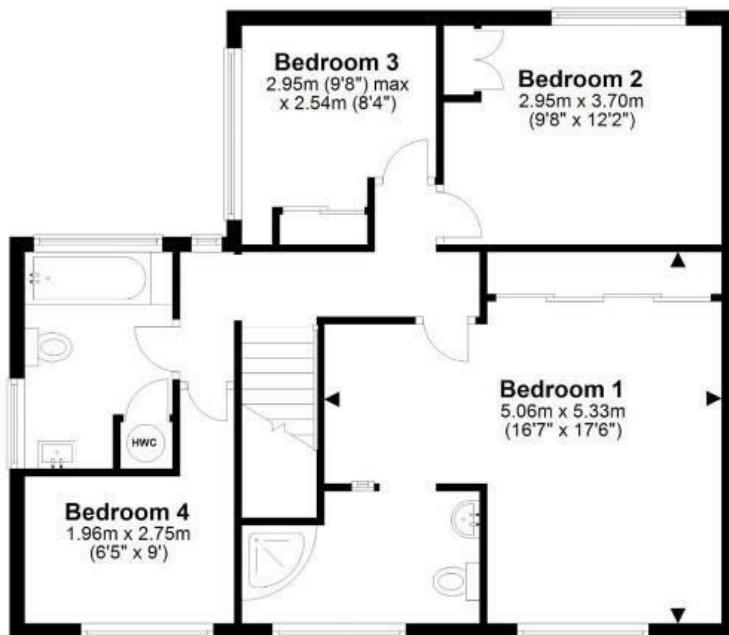
## Ground Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



## First Floor

Approx. 65.2 sq. metres (702.1 sq. feet)



Total area: approx. 130.5 sq. metres (1404.2 sq. feet)

**The Granary, Beadlam**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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