



Cundalls

**MOUNT PLEASANT
GREAT EDSTONE, YORK**



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Kirkbymoorside 3 miles, Pickering 7 miles, Helmsley 8 miles, Malton 12 miles, York 25 miles
Distances Approximate

A HANDSOME & NEWLY REFURBISHED GRADE II LISTED FARMHOUSE PROVIDING OVER 3,500FT² OF ACCOMMODATION, ALONG WITH A WELL-APPOINTED TWO-BEDROOM ANNEXE, LANDSCAPED GARDENS, AMPLE PARKING & GRASS PADDOCKS TOTALLING ALMOST 5 ACRES IN ALL. EDGE OF VILLAGE LOCATION WITH SUPERB VIEWS ACROSS THE VALE OF PICKERING.

MOUNT PLEASANT FARMHOUSE: ENTRANCE LOBBY – LIVING ROOM – STUDY – SNUG – OPEN-PLAN DINING/KITCHEN/FAMILY ROOM
PANTRY – BOOT ROOM/UTILITY – SHOWER ROOM – GYM/POTENTIAL FIFTH BEDROOM
FIRST FLOOR LANDING – FOUR DOUBLE BEDROOMS (ONE EN-SUITE) – HOUSE BATHROOM – TWO USEFUL ATTIC ROOMS

MOUNT PLEASANT ANNEXE: ENTRANCE HALL – GUEST CLOAKROOM – SITTING ROOM – KITCHEN
BEDROOM ONE – EN-SUITE WET ROOM – BEDROOM TWO – EN-SUITE SHOWER ROOM

OUTSIDE: ATTRACTIVE GARDENS – AMPLE PARKING – RANGE OF USEFUL OUTHouses – FINE VIEWS – GRASS PADDOCKS
IN ALL APPROXIMATELY 4.98 ACRES

GUIDE PRICE £1,250,000

The sale of Mount Pleasant presents an excellent opportunity to purchase a handsome and newly refurbished Georgian farmhouse, along with an extremely well-appointed two-bedroom annexe, landscaped gardens, and 4 ½ acres of paddock land, in a lovely setting within this sought-after hilltop village.

Constructed of limestone elevations, beneath a clay pantile roof, the house is believed to date from the mid-Eighteenth Century and is Listed Grade II due to its architectural and historical interest. The front of the house faces almost due West and from its elevated position affords breathtaking views across the Vale of Pickering. The property retains a great deal of character and benefits from a versatile layout which includes three principal reception rooms and a spectacular, 44ft open-plan dining/kitchen/family room with walk-in pantry. Also to the ground floor is a large boot room and a shower room which connects to a gym or potential fifth bedroom. To the first floor there four double bedrooms (one en-suite) and a house bathroom; two large attic rooms on the top floor offer further potential, if required. The overall floor area within the house amounts to over 3,500ft² (including the two attic rooms) and central heating within both this property and the annexe are provided by a state-of-the-art wood pellet boiler.

Within the last couple of years, the house has been comprehensively refurbished. Notable works include re-roofing, repairs and repointing to all chimneys, installation of a state-of-the-art wood pellet boiler with automated feed, outside walls have been re-pointed with lime mortar and new, joiner-built kitchen has been installed, with granite worktops.

Adjacent to the house is a well-appointed two-bedroom annexe, which has been converted from a stone barn and provides surprisingly spacious single storey accommodation of around 1,000ft². It would be ideally suited to those looking for a 'multi-generational' home but could potentially be used to generate a side income from holiday letting, subject to securing any necessary consents.

Mount Pleasant occupies an overall plot of almost 5 acres and is made up of attractively landscaped gardens, ample parking and paddock land, which will appeal to those with equestrian or smallholding interests. Immediately behind the house an annexe is a holding paddock of 0.8 acres, with a further 3.74 acres adjacent, just across the lane.

Great Edstone is an attractive and peaceful hilltop village located on the doorstep of the North York Moors National Park and only three miles from the Georgian market town of Kirkbymoorside. The town benefits from a large number of independent shops, pubs, restaurants and an 18-hole golf course. The village of Great Edstone falls within

the catchment area for Ryedale School, located in the nearby village of Nawton, and has a reputation for excellence. The market towns of Helmsley, Pickering and Malton are all within a short drive and each has something different to offer. Malton is located approximately twelve miles south of the village and has in recent years gained a reputation as Yorkshire's Food Capital; its railway station has regular services to York, where there are a wide range of connections via the East Coast Mainline.



MOUNT PLEASANT FARMHOUSE

ACCOMMODATION

FRONT ENTRANCE LOBBY

Staircase to the first floor. Tiled floor.

LIVING ROOM

4.5m x 4.1m (14'9" x 13'5")

Open fire with painted surround, cast iron insert and stone hearth. Fireside alcove. Coving. Sash window to the front and bow window to the side. Two radiators.



STUDY

4.6m x 3.8m (15'1" x 12'6")

Original fitted cupboard. Coving. Sash window to the front with window seat and shutters. Radiator.

SNUG

4.6m x 4.6m (15'1" x 15'1")

Cast iron multi fuel stove set on a stone hearth. Exposed beams. Two original fitted cupboards. Television point. Two sash windows to the front, both with window seats and one with working shutters. Radiator.



OPEN-PLAN DINING / KITCHEN / FAMILY ROOM

13.5m x 4.3m (44'3" x 14'1")

A superb, open-plan space with vaulted ceiling, exposed roof trusses and roof lights. Limestone floor with underfloor heating. Range of joiner-built kitchen cabinets with polished granite work surfaces incorporating a double bowl ceramic sink unit and island unit with oak worktop and additional sink. Space for range cooker with extractor hood. Dishwasher point. Living area with cast iron multi-fuel stove. Television point. Casement window and French windows opening onto the rear courtyard garden and three arrow slit windows to the front. Stable door to the rear.



PANTRY

1.6m x 1.4m (5'3" x 4'7")

Extractor fan. Two wall lights. Casement window to the rear. Underfloor heating.

BOOT ROOM / UTILITY

5.3m x 3.7m (17'5" x 12'2")

Stainless steel, double drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Coat hooks. Slate tiled floor. Casement window and door to the rear.

SHOWER ROOM

3.5m x 1.4m (11'6" x 4'7")

White suite comprising double shower cubicle, wash basin and low flush WC. Extractor fan. Slate tiled floor. Heated towel rail.

GYM / POTENTIAL FIFTH BEDROOM

3.7m x 3.3m (12'2" x 10'10")

Casement window to the rear. Large, understairs cupboard. Part panelled walls.



FIRST FLOOR

LANDING

Staircase to the second floor. Radiator. Walk-in linen store (2.7m x 1.8m) with pressurised hot water cylinder and radiator.

BEDROOM ONE

4.6m x 4.0m (15'1" x 13'1")

Two wall light points. Coving. Sash window to the front with window seat. Radiator.



BEDROOM TWO

3.8m x 3.5m (12'6" x 11'6")

Sash window to the front with window seat. Fitted cupboard. Coving. Radiator.

BEDROOM THREE

3.8m x 3.5m (12'6" x 11'6")

Sash window to the front with window seat. Understairs cupboard. Coving. Radiator.

BEDROOM FOUR

4.1m x 3.7m (13'5" x 12'2")

Casement window to the rear. Fitted cupboard. Radiator.

EN-SUITE SHOWER ROOM

2.3m x 1.2m (7'7" x 3'11")

White suite comprising double shower cubicle, wash basin and low flush WC. Fully tiled walls. Tiled floor. Extractor fan.

HOUSE BATHROOM

3.7m x 2.9m (12'2" x 9'6")

White suite comprising free-standing roll top bath, double shower cubicle, wash basin and low flush WC. Tiled floor. Casement window to the rear. Heated towel rail.



SECOND FLOOR

TWO USEFUL ATTIC ROOMS WITH POTENTIAL:

ROOM ONE 4.6m x 4.6m (15'1" x 15'1")

ROOM TWO 9.2m x 4.6m (30'2" x 15'1")

Two interconnecting attic rooms, accessed from a staircase from the main landing, with potential for creating additional bedroom accommodation, if required, and subject to all necessary consents. Each room has a window at the gable end.

MOUNT PLEASANT ANNEXE

ACCOMMODATION

ENTRANCE HALL

Oak flooring with underfloor heating. Exposed beam. French windows onto the courtyard garden. Loft hatch. Cupboard housing the hot water cylinder and underfloor heating manifold.

GUEST CLOAKROOM

1.9m x 1.4m (6'3" x 4'7")

White low flush WC and wash basin. Velux roof light. Oak flooring with underfloor heating. Extractor fan. Heated towel rail.

SITTING ROOM

7.1m x 3.6m (23'4" x 11'10")

Vaulted ceiling with exposed beams. Oak flooring with underfloor heating. Four wall light points. Telephone point. Television point. Two casement windows overlooking the field and a full-length casement window onto the courtyard.



KITCHEN

3.9m x 3.0m (12'10" x 9'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring gas hob and electric oven. Vaulted ceiling with two Velux roof lights. Dishwasher point. Stable door to the courtyard. Underfloor heating. Casement windows to the front and rear.



BEDROOM ONE

4.8m x 2.9m (15'9" x 9'6")

Vaulted ceiling with exposed beams. Range of fitted wardrobes. Telephone point. Television point. Underfloor heating. Casement windows to either side, one with window seat.

EN-SUITE WET ROOM

2.9m x 1.6m (9'6" x 5'3")

White suite comprising shower area, wash basin and low flush WC. Extractor fan. Loft hatch. Underfloor heating. Casement window to the side. Heated towel rail.

BEDROOM TWO

4.3m x 2.3m (14'1" x 7'7")

Fitted wardrobe. Television point. Underfloor heating. Casement window overlooking the field.

EN-SUITE SHOWER ROOM

2.3m x 1.3m (7'7" x 4'3")

White suite comprising shower cubicle, wash basin and low flush WC. Extractor fan. Velux roof light. Underfloor heating. Heated towel rail.

GARDENS & GROUNDS

Mount Pleasant stands in beautifully landscaped gardens which feature well manicured lawns, colourful borders stocked with a wide variety of flowering shrubs and perennials, and a productive vegetable patch with raised beds. Between the house and annexe is a particularly appealing courtyard garden, which has been hard landscaped with stone-flagged terrace, gravelled area, and raised beds, and is a very sheltered spot and perfect for outdoor entertaining. The property benefits from a useful range of outhouses, including boiler room, wood pellet store, two garden stores, store room/workshop and gardener's WC. A gated and gravelled driveway is positioned to the rear of the house, providing ample room to park, and forming the division between the gardens and a holding paddock.

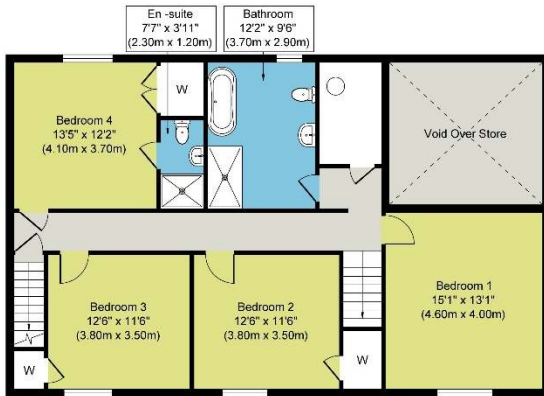
THE LAND

The smaller paddock, which is located immediately to the rear of the property totals approximately 0.78 acres. Across the land a further block of land extends to 3.74 acres, enjoys a gentle, south facing slope and has the benefit of a mains water supply, giving a combined acreage of 4.52 acres and an overall site area of 4.98 acres.

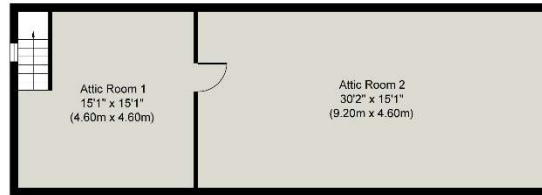
GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Central heating via a wood pellet boiler. Fibre broadband is connected to the property.
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion
Post Code:	YO62 6PB.
EPC Ratings:	House: F29. Annexe: C71.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

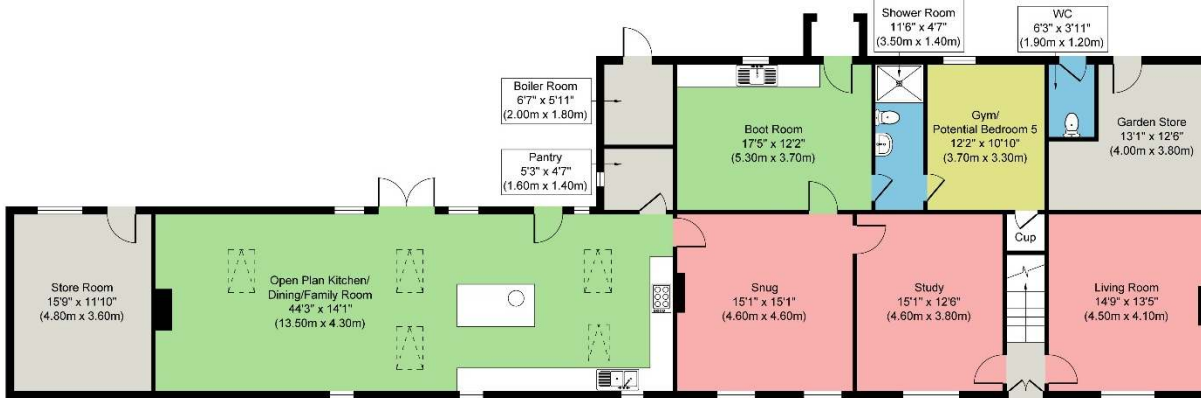
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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.



First Floor
Approximate Floor Area
1071 sq. ft
(99.54 sq. m)



Attic Floor
Approximate Floor Area
683 sq. ft
(63.48 sq. m)



Ground Floor
Approximate Floor Area
2165 sq. ft
(201.13 sq. m)

THE HOUSE



Ground Floor
Approximate Floor Area
1170 sq. ft
(108.88 sq. m)

THE ANNEXE

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RICS



