

MANOR RISE AMOTHERBY, NEAR MALTON



An impressive, detached property offering versatile accommodation of almost 2,000sq.ft, set within immaculately landscaped gardens of more than half an acre and enjoying far reaching views to the North York Moors.

Vestibule, entrance hall, sitting room, kitchen/dining room, conservatory, guest cloakroom, home office/potential fourth bedroom, master bedroom with dressing room and shower room, two further double bedrooms & house bathroom.

LPG central heating, uPvc double glazing, PV solar panels & battery storage.
Integral garage & workshop, extensive parking & lovely gardens of 0.56 acres.
Edge of village location & just 2 miles west of Malton.

GUIDE PRICE £650,000

Manor Rise is an impressive, detached property set in over half an acre of immaculately landscaped gardens, and from its elevated position enjoys far reaching views towards the North York Moors. The original part of the property dates from the mid-1970s, but within the current owners' tenure it has been substantially extended and remodelled to create a superb, one-off home with numerous appealing features and a focus on energy efficiency.

The overall living accommodation totals almost 2,000sq.ft, the bulk of which is on the ground floor, adding to the overall versatility of the space. Substantial extensions have been added to the side and rear, the latter houses an integral garage and workshop, above which is a huge room which has been used as a home office, but has scope to create a fourth bedroom with en-suite, if required.

In brief it comprises vestibule, entrance hall, sitting room, a recently updated kitchen/dining room, conservatory, utility area, guest cloakroom, master bedroom with dressing room and shower room en-suite, two further double bedrooms, a house bathroom and a first-floor home office. There is zoned LPG central heating throughout, each room having its own thermostat, all windows and doors are double-glazed, and an array of solar panels on the south and west facing roof elevations link with a 13.5kw battery, making the property an especially efficient one to run. Other notable features include cavity wall insulation, integrated speakers throughout the property, and a Vent-Axia ventilation system which improves the air quality by extracting moisture.

Constructed of stone beneath a clay pantile roof, Manor Rise is set well back from the road, backing onto open fields and from its elevated position there are long range views across Ryedale towards the North York Moors. The total plot amounts to approximately 0.56 acres, with extensive gardens to both the front and rear, which have been meticulously maintained. A lengthy tarmac driveway extends along the western side of the plot and electric gates allow access to the rear, where there is further parking, leading on to an integral garage and workshop with EV charging point.

Amotherby is a popular village located along the B1257 between Malton and Hovingham and benefits from a primary school, church and a pub/restaurant. Manor Rise is located on the southern edge of the village and easily identified by our For Sale board. The market town of Malton is some three miles to the east and offers a good range of local facilities, including shops, restaurants, and a railway station with regular services to York and the East Coast. There is easy access to the A64 providing excellent links to York and Leeds.



ACCOMMODATION

VESTIBULE

Double doors opening into:

ENTRANCE HALL

Coving. Wall light point. Cupboard housing the pressurised hot water cylinder. Loft hatch with pull-down ladder. Radiator. Large, walk-in store cupboard measuring 3.1m x 1.1m, housing the consumer unit, inverter for the solar panels, Vent Axia controls and fitted shelving.

SITTING ROOM

4.5m x 4.1m (max) (14'9" x 13'1")

Feature electric fireplace. Coving. Television point. Bow window to the front. Radiator.



KITCHEN / DINING ROOM

7.9m x 3.1m (max) (25'11" x 10'2")

Range of kitchen cabinets with quartz work surfaces, incorporating a 1 ½ bowl sink unit, four ring induction hob with extractor hood, integrated dishwasher, fan-assisted oven, warming drawer and fridge freezer. Television point. Coving. Heated towel rail. Casement window and doors into the Conservatory. Radiator.



CONSERVATORY

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

Plus 6.6m x 1.6m (21'8" x 5'3")

French doors onto the rear garden. Further door and windows to the rear. Two radiators.



BEDROOM ONE

4.1m x 3.5m (13'5" x 11'6")

Coving. Television point. Casement window to the front. Radiator.



DRESSING ROOM

3.0m x 2.4m (9'10" x 7'10")

Range of fitted wardrobes. Coving. Radiator.

EN-SUITE SHOWER ROOM

3.0m x 2.3m (9'10" x 7'7")

Matching suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Electric shaver point. Casement window to the side. Heated towel rail.



BEDROOM TWO

3.6m x 3.0m (11'10" x 9'10")

Coving. Casement window to the front. Radiator.



BEDROOM THREE

3.0m x 2.9m (9'10" x 9'6")

Coving. Casement window to the front. Radiator.



HOUSE BATHROOM

3.1m x 2.1m (max) (10'2" x 6'11")

Matching suite comprising corner bath, walk-in shower cubicle, wash basin in vanity unit and low flush WC. Coving. Casement window to the rear. Heated towel rail.

UTILITY AREA

Stainless steel, single drainer sink unit. Staircase to the first floor. Door to outside and personnel door to the integral garage.

CLOAKROOM

1.6m x 1.3m (5'3" x 4'3")

Low flush WC. Radiator.

FIRST FLOOR

HOME OFFICE / POTENTIAL FOURTH BEDROOM

7.7m x 4.9m (max) (25'3" x 16'1")

Cat5e points. Two Velux roof lights to the western elevation and casement window to the south. Two radiators.



OUTSIDE

Set in approximately 0.56 acres, there are extensive gardens to both the front and rear of the property. The majority is laid to lawn, along with shrub borders, a productive vegetable patch and fruit cage with raspberry canes, gooseberry and blackcurrant bushes. A good quality summer house opens onto a composite deck, and a greenhouse, potting shed and timber garden shed are included in the sale. Within the front section of garden there is a brick-built garden store, and various fruit trees including victoria plum, pear and apple.

INTEGRAL GARAGE

5.8m x 5.0m (19'0" x 16'5")

Electric roller shutter door to the front. Personnel door into the house. Automatic washing machine point. Electric light and power. EV charging point. Tesla power wall battery.

WORKSHOP

3.5m x 2.8m (11'6" x 9'2")

Vaillant gas fired central heating boiler. Electric light and power. Workbench.

SUMMER HOUSE

3.2m x 3.2m (10'6" x 10'6")

Electrical power points.



GENERAL INFORMATION

Services: Mains water (metered), electricity and drainage. LPG central heating.

Photovoltaic solar panels (total capacity of almost 6kw), linked to a 13.5kw Tesla Power Wall battery.

Council Tax: Band: F (North Yorkshire Council).

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

Post Code: YO17 6TG.

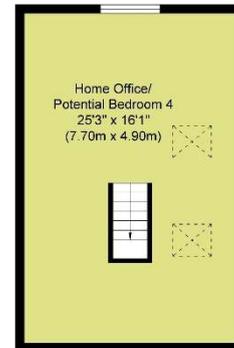
EPC Rating: Current: D62. Potential: B84.

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.



Ground Floor
Approximate Floor Area
1987 sq. ft
(184.60 sq. m)



First Floor
Approximate Floor Area
406 sq. ft
(37.73 sq. m)