Rounthwaite R&W Woodhead

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

MANOR FARM LOW HUTTON, YORK, YO60 7HF









- **Substantial detached home**
- **Picturesque, rural village**
- **Wonderful, mature plot**
- **Well placed for access to York, Malton and beyond**

PRICE GUIDE £650,000

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

This substantial detached property boasts an elevated yet secluded position in a sought after village location. Low Hutton is set approximately 15 miles from York and Three miles from Malton so is well connected yet offers all the benefits of a rural village life.

Although requiring extensive upgrading and modernisation, the huge potential of this home is clear and as such it is sure to hold wide appeal to a range of potential purchasers.
The accommodation which is in excess of 3000 sq ft includes a large reception hall which leads to three reception rooms and kitchen with utility and boot room to the rear. To the first floor are four bedrooms and two bathrooms, all of which are well proportioned.

Well positioned in the centre of the generous plot, there are gardens to the front, back and side with a gravel driveway leading to ample parking and several brick-built outbuildings beyond.

General Information

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Services: Mains water: The supply is currently shared with Manor Farm buildings. The vendor will arrange for the supply to the farm buildings to the north to be disconnected leaving the supply solely to Manor House.

Electricity: The supply is currently via the farm buildings meter to the north; this will be disconnected by the vendor. The purchaser will be required to put in a new connection – see attached plan . Northern Power Grid have provided an estimated cost of £2,382.08. This estimate does not include the trenching within the property. Interested parties are advised to confirm the details with Northern Power Grid and to obtain their own estimates from contractors.

Drainage: Connection to mains drainage.

Gas: There is no mains gas in the village.

Tenure: Manor House is freehold and vacant possession will be given on completion.

Boundaries: Boundary responsibilities are as indicated by 'T' marks on Plan B. Specifically the purchaser, within 12 months of completion, will be required to erect and thereafter maintain a new post and 4 rail fence with pig netting between points A, B and C on the attached plan, to block up the doorways/openings at points X and Y and repair the northern boundary wall Z as indicated on Plan B, all to the satisfaction of the vendor.

Restrictive
Covenants: The property will be occupied as a single dwelling only.
The purchasers and their successors in title will be required to obtain permission from the vendors to erect any additional structure or building on the property or for any extension to the house.

Agent Note: A partner of the firm is a trustee of the selling trust

Viewing: Strictly by appointment through the Agents.

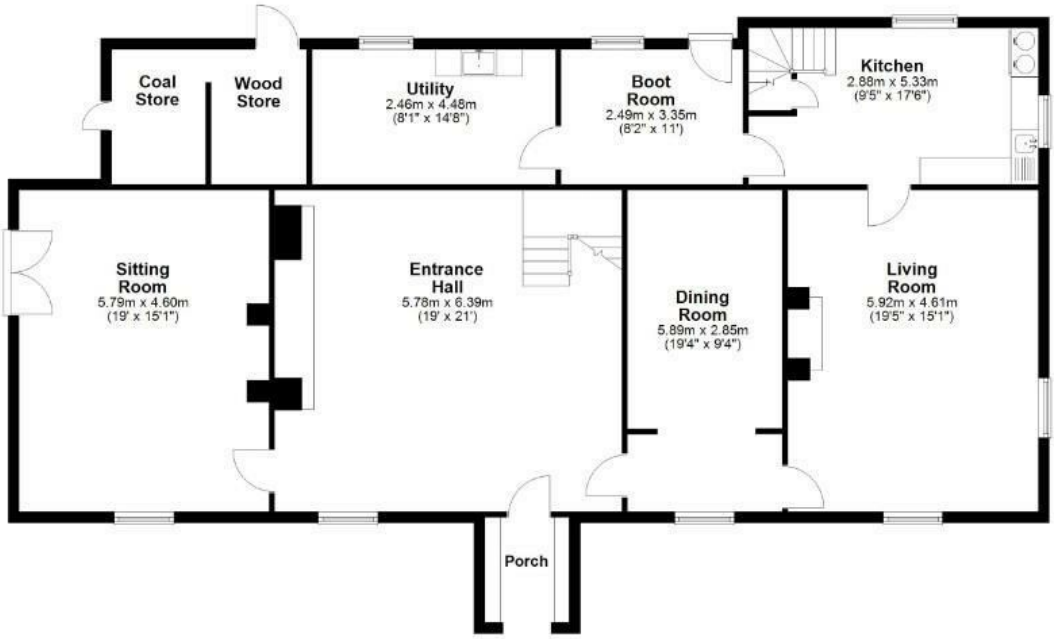




Accommodation

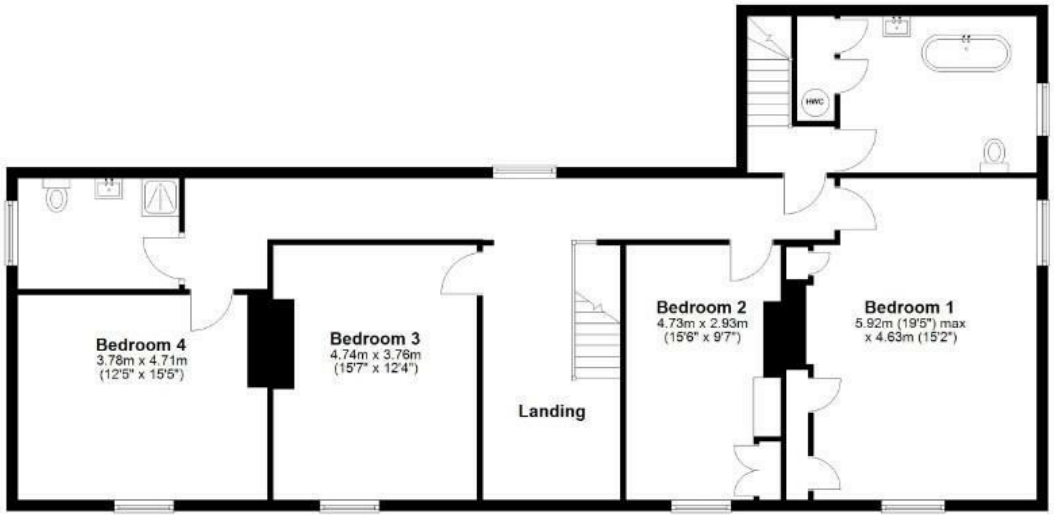
Ground Floor

Approx. 158.9 sq. metres (1709.9 sq. feet)



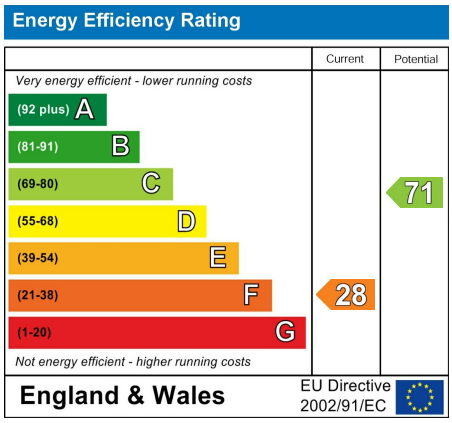
First Floor

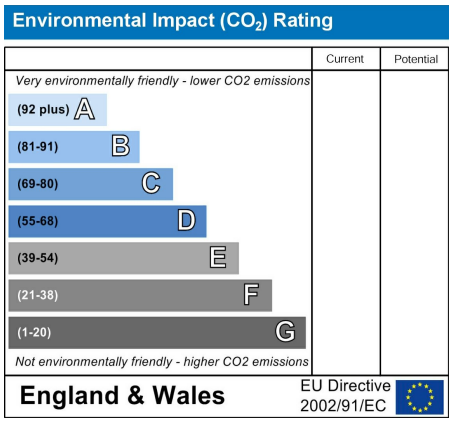
Approx. 124.8 sq. metres (1343.3 sq. feet)



Total area: approx. 283.7 sq. metres (3053.2 sq. feet)

Manor House, Low Hutton












Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.