

Rounthwaite **R&W** Woodhead

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

HOLMSIDE PARK STREET, HOVINGHAM, YORK, YO62 4JZ



- A GRADE II LISTED GEORGIAN VILLAGE HOUSE
- ATTRACTIVE PERIOD FEATURES
- WITHIN HOWARDIAN HILLS NATIONAL LANDSCAPE
- 6 BEDROOMS AND 2 RECEPTION ROOMS
- HIGHLY DESIRABLE CONSERVATION VILLAGE LOCATION
- GARDEN AND GARAGE

PRICE GUIDE £595,000

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

Holmside stands impressively on Park Street near the centre of this lovely village. The three storey village house is most attractive in appearance and traditionally constructed of stone, pantile and slate. The front elevation has double hung sash windows and the panel door with fan light over opens to a spacious entrance hall. The ground floor accommodation offers a sitting room, living room with dining area, kitchen, utility room and cloakroom. There are 3 bedrooms, a bathroom and a shower room to the first floor and a further 3 bedrooms at second floor level. The accommodation is spacious with approximately 2,598 square feet overall. Vehicle access is available to the side leading to the garage and attractive rear garden

Hovingham lies on the B1257 Malton to Helmsley road, some eight miles from each of these market towns. The village has useful local facilities and amenities including a good village shop, a Michelin Star restaurant, The Worsley Arms Hotel, a coffee shop, and a very highly regarded bakery. There is a GP surgery in the village, daily buses to Malton and Helmsley and monthly markets by the village hall. Hovingham is exceptionally pretty and lies within the Howardian Hills National Landscape, surrounded by lovely countryside and is well placed for many varied recreational pursuits.

Malton (8 miles) to the south east offers many more facilities including varied and interesting shops. The railway provides links to the intercity service at York.

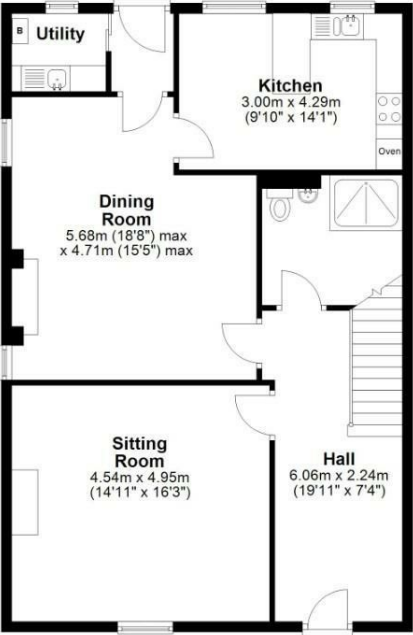
General Information



Accommodation

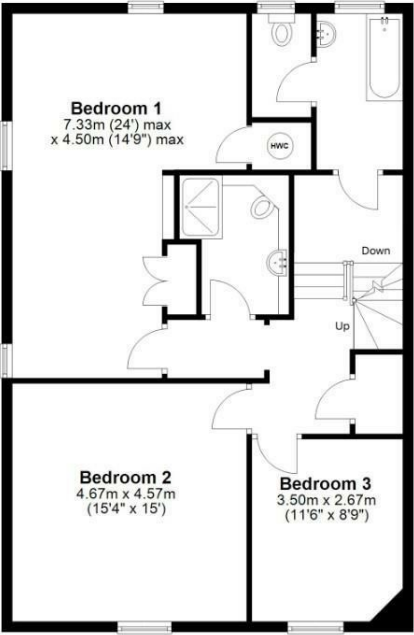
Ground Floor

Approx. 87.4 sq. metres (940.7 sq. feet)



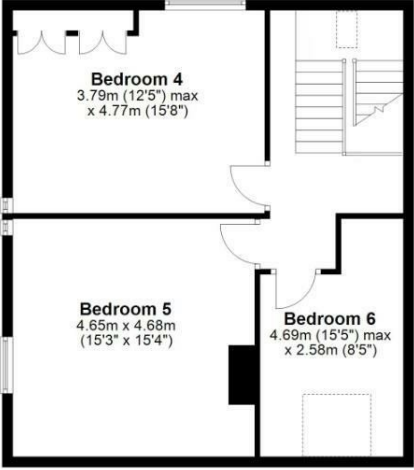
First Floor

Approx. 90.4 sq. metres (972.9 sq. feet)



Second Floor

Approx. 63.6 sq. metres (684.4 sq. feet)



Total area: approx. 241.4 sq. metres (2598.0 sq. feet)

Holmside, Hovingham

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	70
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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