

WALNUT COTTAGE NORMANBY, SINNINGTON



A beautifully constructed stone-built bungalow, newly refurbished to an excellent standard & providing bright and spacious three double bedroom accommodation, set within mature grounds of over one quarter of an acre, along with extensive parking & double garage.

Porch, entrance hall, sitting room, dining kitchen, utility cupboard, master bedroom, en-suite shower room, two further double bedrooms & house bathroom.

LPG central heating. Upvc double-glazing. Photovoltaic solar panels.

Extensive landscaped gardens of approximately 0.28 acres with timber summerhouse & greenhouse.

Block paved driveway & detached, stone-built double garage.

No onward chain.

GUIDE PRICE £575,000

Walnut Cottage is a beautifully constructed, stone-built bungalow in a private, mature setting within stunning landscaped gardens and grounds. Built in 1987, to an individual design, the property features coursed sandstone elevations under a pantile roof. Within the last 5 years, the property has been subject to a comprehensive scheme of refurbishment and re-modelling, with outstanding results.

The accommodation, which extends to more than 1,300ft², is flooded with natural light and briefly comprises: porch, spacious entrance hall, double aspect sitting room, open-plan dining kitchen, utility cupboard, master bedroom with en-suite shower room, two further double bedrooms and a stylish house bathroom. Central heating is via a recently replaced LPG boiler, windows are uPvc double-glazed and PV solar panels have been installed on the south facing roof slope, which provide a regular income as well as savings on electricity used throughout the day.

A particular feature of the property are its gardens, which extend to well over one quarter of an acre and have been painstakingly landscaped over the years to create a most attractive environment which enjoys a high degree of privacy and a wide variety of established shrubs and specimen trees. A double width, block-paved driveway stretches across the frontage and leads to a detached double garage, built in matching stone to the bungalow and has an electric roller shutter door.

Walnut Cottage is one of three individually designed properties accessed from a shared approach and presents an appealing position which is almost entirely hidden from the village street.

Normanby is an unspoilt rural village located within the Vale of Pickering, approximately equidistant between the Georgian market towns of Kirkbymoorside and Pickering. Malton and Helmsley are also within very easy reach and each of the Ryedale Market Towns offer a wide range of amenities, including a railway station at Malton with regular services to the mainline station of York from where London can be reached in less than 2 hours. Normanby itself benefits from a church, village pub, access to miles of footpaths and bridleways, and is within catchment for Sinnington Community primary school. Walnut Cottage is located close to the centre of the village.

ACCOMODATION

PORCH

2.0m x 1.0m (6'7" x 3'3")

Exposed stone walls. Casement windows to the front and to either side. Inner door to:-

ENTRANCE HALL

4.1m x 2.4m (min) (13'5" x 7'10")

Loft hatch with pull-down ladder (the loft is part boarded for storage and has electric light). Recessed spotlights. Telephone point. Door to the rear garden. Two radiators.



SITTING ROOM

7.4m x 4.1m (24'3" x 13'5")

A light and airy double aspect room with casement windows to the front and side. Feature fireplace with an oak mantel. Television point. French doors opening onto the Dining Kitchen. Three radiators.





DINING KITCHEN

7.4m x 3.0m (24'3" x 9'10")

Range of newly updated kitchen cabinets with quartz work surfaces, incorporating a single drainer sink unit. Range of integrated appliances including a five-ring gas hob with extractor hood, electric double oven, dishwasher, fridge freezer and additional freezer. Breakfast bar. Extractor fan. Recessed spotlights. Casement window to the rear and sliding patio doors onto the rear garden. Two radiators.



UTILITY CUPBOARD

2.4m x 0.9m (7'10" x 2'11")

Gas fired combination boiler. Automatic washing machine point. Consumer unit. Worktop space and fitted shelving.

BEDROOM ONE

4.7m x 4.2m (max) (15'5" x 13'9")

A double aspect room with one large casement window facing south and overlooking the gardens and another smaller window facing east. Recessed spotlights. Radiator.



EN-SUITE SHOWER ROOM

2.2m x 1.7m (max) (7'3" x 5'7")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Recessed spotlights. Underfloor heating. Casement window to the side. Heated towel rail.

BEDROOM TWO

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

Recessed spotlights. Casement windows to the front. Radiator.



BEDROOM THREE

3.5m x 3.0m (11'6" x 9'10")

Recessed spotlights. Casement windows to the side. Radiator.



HOUSE BATHROOM

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

White suite comprising free-standing roll top bath, walk-in shower cubicle, wash basin in vanity unit and low flush WC. Half-panelled walls. Recessed spotlights. Electric underfloor heating. Casement window to the side. Heated towel rail.



OUTSIDE

Walnut Cottage occupies a generous plot, which extends to approximately 0.28 acres. Most of the garden lies to the rear of the property and has been carefully landscaped to provide year-round colour and interest and further enhanced by a variety of trees, including maple, crab apple, flowering cherry and walnut. There are paved patio areas in several areas including one on the south side, which is a particular sun trap and is flanked by raised beds. A timber summerhouse and aluminium framed greenhouse are included in the sale and serve as useful additions to the garden. There are further lawned areas and an oak tree to the front that flanks a double width, block-paved driveway, leading to the double garage

DOUBLE GARAGE

5.2m x 4.8m (17'1" x 15'9")

Electric roller shutter door. Personnel door and casement window to the side. Electric power and light. Concrete floor.



GENERAL INFORMATION

Services:	Mains water and electricity. Drainage is to a private sewage treatment plant. LPG Central heating.
Council Tax:	Band: E (North Yorkshire Council).
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion.
Post Code:	YO62 6RH.
EPC Rating:	Current: E53. Potential: D60.
Viewing:	Strictly by 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.



Approximate Floor Area
1333 sq. ft
(123.82 sq. m)

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