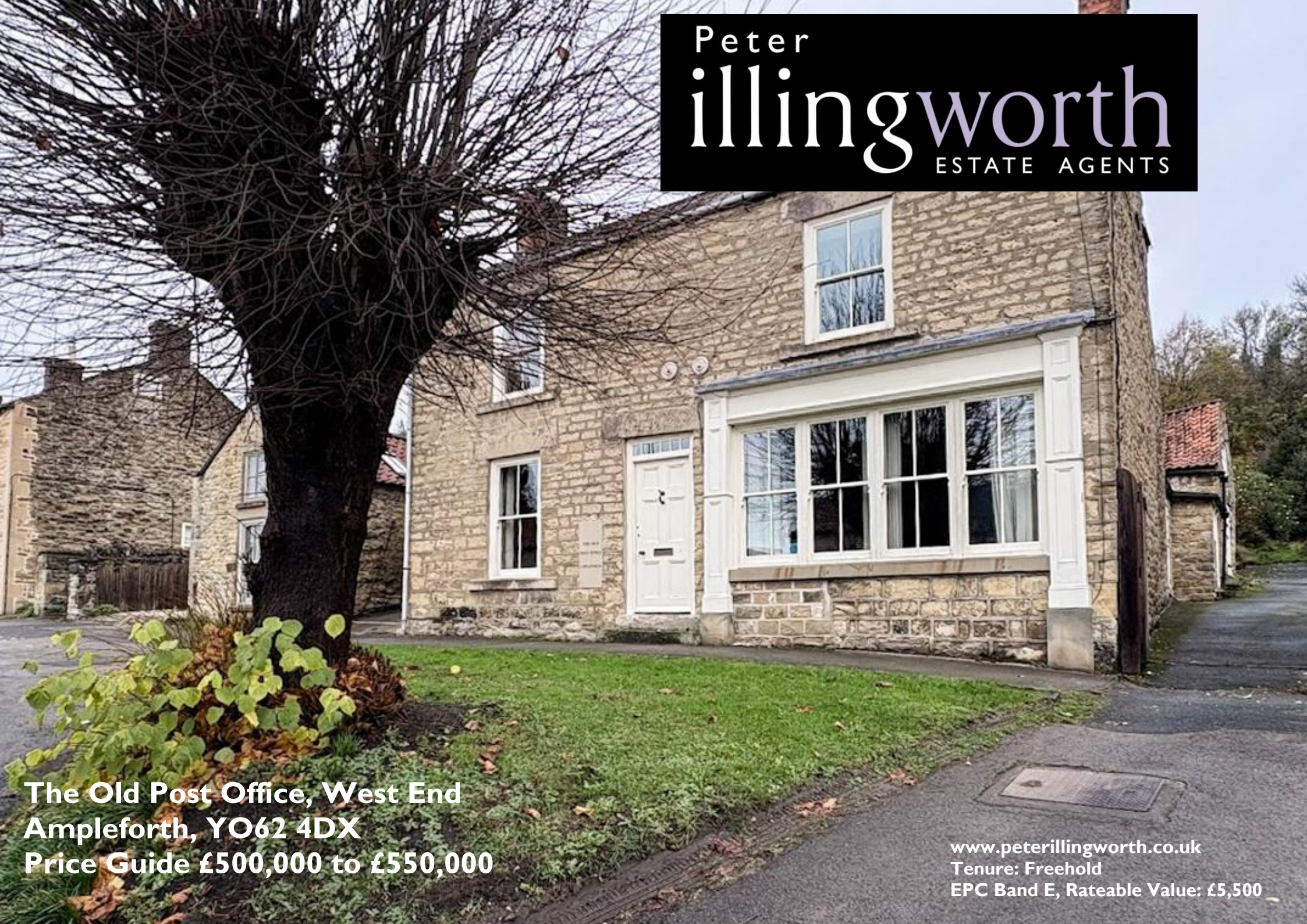


Peter illingworth ESTATE AGENTS

The Old Post Office, West End
Ampleforth, YO62 4DX
Price Guide £500,000 to £550,000

www.peterillingworth.co.uk
Tenure: Freehold
EPC Band E, Rateable Value: £5,500

Occupying an enviable position within the heart of the highly regarded village of Ampleforth, The Old Post Office is an impressive five bedroom village residence, three of the bedrooms benefitting from en-suite facilities, combining period charm, versatility and ease of living in equal measure. Nestling within the Ampleforth Conservation Area, this handsome stone-built property offers the rare opportunity to enjoy village life in one of North Yorkshire's most desirable locations whilst benefiting from manageable outside space, making it an ideal permanent residence, weekend retreat or "lock-up-and-leave" country home.

The property is currently operated as a successful holiday cottage, sleeps 10/11, demonstrating its appeal both as a private residence and a potential lifestyle investment.

Internally, the accommodation is rich in character, with exposed stonework, beamed ceilings, cottage-style detailing and a welcoming atmosphere throughout. The principal reception rooms provide excellent space for entertaining family and friends, whilst the mezzanine level creates an attractive study or home-working area. Small attic above Bedroom 1. Of particular note is the self-contained two-storey annex, offering superb flexibility for visiting guests, multi-generational living, independent accommodation or holiday letting potential.

Outside, a sheltered sunken courtyard garden provides a charming space for outdoor dining and relaxation without the burden of extensive maintenance.

Ampleforth is renowned for its strong sense of community and exceptional surroundings on the edge of the North York Moors National Park. The village offers a village shop and post office, café, public houses (The White Swan and The White Horse), 2 churches St Benedict’s and St Hilda’s, sporting facilities and a wide range of community activities. It is perhaps best known as the home of the internationally respected Ampleforth College, whilst families are also attracted by the outstanding reputation of Ryedale School at nearby Nawton. Beautiful countryside walks can be enjoyed directly from the doorstep, with the market town of Helmsley only a short drive away, offering an excellent selection of independent shops, restaurants and amenities.

Whether seeking a character home, a village retreat or a property with income potential, The Old Post Office offers a lifestyle opportunity that is becoming increasingly difficult to find.







For information purposes, not to scale

The Old Post Office
Ampleforth
North Yorkshire

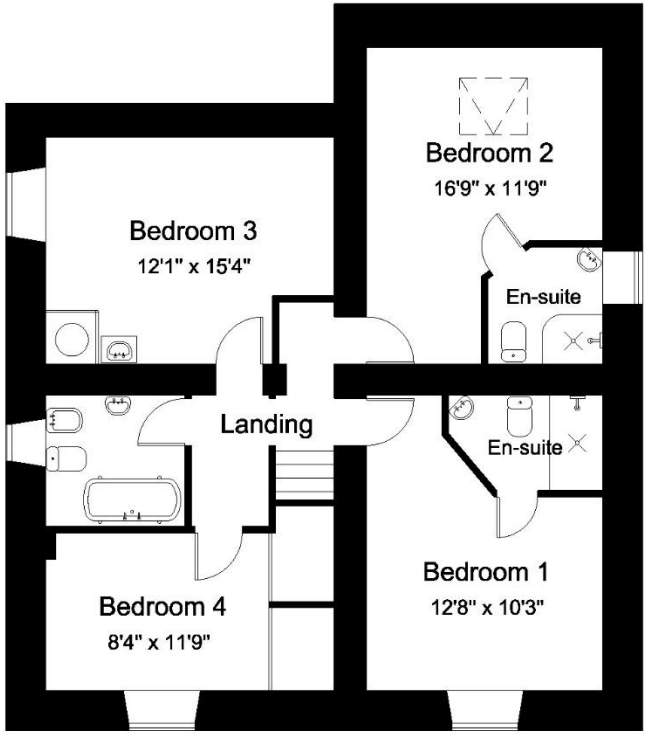
Approximate Gross Internal Floor Area: 2,818 sq ft

For illustration purposes only. Not to scale.



First Floor

Ground Floor



First Floor

















Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage and electricity are laid on. Oil fired central heating, separate oil fired boilers for house and annex. Underfloor heating to the rear part of the kitchen and mezzanine.

EPC: Band E

Property Tax: Deleted – To be re-assessed if to be returned to a private house.

Rateable Value: £5,500

Photography: In the main Matt Hillier Photographer

Broadband:
Basic 14 Mbps, Superfast 75 Mbps Ultrafast 1000 Mbps

Mobile Coverage:
EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///outermost.scribble.objecting

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Viewing:
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