



CLARENCE HOUSE
SCARBOROUGH ROAD, NORTON, MALTON

Cundalls



CLARENCE HOUSE 131 SCARBOROUGH ROAD, NORTON MALTON, NORTH YORKSHIRE

Malton 1 mile, Pickerng 9 miles, Helmsley, 17 miles, York 18 miles, Scarborough 22 miles
Distances Approximate

**AN ELEGANT & SPACIOUS PERIOD HOUSE SET IN STUNNING GARDENS OF OVER HALF AN ACRE,
OFFERING BEAUTIFULLY APPOINTED FOUR-BEDROOM ACCOMMODATION OF ALMOST 2,500SQ.FT,
WHICH CAN BE ARRANGED AS A PRINCIPAL HOUSE WITH AN ADJOINING ANNEXE.**

**ENTRANCE HALL – SITTING ROOM – DINING ROOM – KITCHEN/DINING ROOM – REAR LOBBY – GUEST CLOAKROOM – LAUNDRY ROOM
ANNEXE LIVING ROOM/STUDY – INNER HALL – ANNEXE BEDROOM (FOUR) – SHOWER ROOM
GALLERIED LANDING – MASTER BEDROOM – DRESSING ROOM – EN-SUITE BATHROOM
TWO FURTHER DOUBLE BEDROOMS – HOUSE BATHROOM**

DOUBLE-GLAZING – AIR SOURCE CENTRAL HEATING

**EXTENSIVE & BEAUTIFULLY LANDSCAPED GARDENS – GRAVELLED PARKING
EDGE OF TOWN LOCATION**

**GUIDE PRICE £695,000
FREEHOLD**

This elegant and spacious, four-bedroom period home stands in stunning gardens of a little over half an acre, conveniently positioned on the edge of town and provides well-appointed accommodation of almost 2,500sq.ft.

The house enjoys an attractive and perfectly symmetrical frontage, framed by bay windows on either side of the front door, creating an appealing first impression. Inside, the rooms are of a scale one would expect from a property of this period, all with high ceilings, whilst tall sash windows flood the interior with natural light. In addition to the traditional reception rooms at the front, the corresponding spaces behind, have been opened up to create a sensational 34ft dining/kitchen/living space, which overlooks the rear garden and includes bespoke cabinetry, four-oven AGA and a log burner.

The property enjoys a versatile range of accommodation, which has been arranged in such a way as to allow it to be arranged as a principal house with a separate annexe within a single storey wing – ideal for those looking for a multi-generational home. Alternatively, it works perfectly as part of the main house, adding a guest bedroom suite and study or garden room.

Despite its brick façade, the house, which is believed to date from around 1850, is principally constructed of stone beneath a slate roof. In recent years been subject to a considerable range of improvements, including re-roofing works, replacement hardwood sash windows to the main house and an air-source central heating system.

In brief, the accommodation comprises entrance hall, two front facing reception rooms, a 34ft dining kitchen, guest cloakroom, laundry room, a study or annexe living room, ground floor double bedroom and shower room. On the first floor, a central galleried landing gives access to a master bedroom with dressing room and en-suite bathroom, two further double bedrooms and a house bathroom. A useful cellar completes the accommodation, providing a convenient storage space.

Undoubtedly, one of the star attractions of Clarence House is its wonderful garden, which extends to approximately 0.52 acres. It has been beautifully landscaped, creating a series of 'rooms' featuring formal shrub borders, lawn, paved terraces, rose garden, a productive kitchen and cut flower garden and a fruit orchard. The grounds feature a variety of mature trees and enjoy a high level of privacy. To the front, a gravelled driveway provides space to park, there is a further area of lawn and borders which have been planted with a wide variety of spring bulbs and wildflowers.

Norton is a popular town which benefits from a comprehensive range of amenities including schools, shops, pubs, golf course, sports centre and swimming pool. The town is separated by a bridge over the River Derwent from Malton, which has in recent years gained a reputation as Yorkshire's Food Capital and where there are further amenities and a railway station with regular services to York from where London can be reached in less than 2 hours. Clarence House is located on the northern fringes of the town and is clearly identified by our 'For Sale' board. Its location on Scarborough Road allows convenient access to both the A64 and nearby amenities.

ACCOMMODATION

ENTRANCE HALL

4.1m x 2.3m (13'5" x 7'7")

Staircase to the first floor. Stairs leading down to the cellar. Tiled floor. Radiator.



SITTING ROOM

5.2m (into bay) x 4.0m (17'1" x 13'1")

Cast iron log burning stove set on a granite hearth, within a marble surround. Bay window to the front. Radiator.



DINING / LIVING ROOM

5.2m (into bay) x 4.0m (17'1" x 13'1")

Feature fireplace with painted, timber surround. Bay window to the front and sash window to the side. Two radiators.

KITCHEN / DINING ROOM

10.6m x 4.0m (34'9" x 13'1")

Range of joiner-built kitchen cabinets with solid oak work surfaces, incorporating a four-oven gas-fired AGA, sink unit and a range of integrated appliances, including two electric ovens, four-ring ceramic hob and a gas fired wok hob. Dishwasher point. Breakfast bar. Cast iron wood burning stove set on a stone hearth. Joiner-built dresser unit with glazed display cabinets. Tiled floor. Recessed spotlights. Two casement windows to the rear. Radiator.



REAR LOBBY

Door to the rear. Tiled floor. Recessed spotlights.

GUEST CLOAKROOM

1.7m x 1.4m (5'7" x 4'7")

Low flush WC and wash basin. Tiled floor. Half-panelled walls. Hanging rail for coats. Wall light point and recessed spotlights. Radiator.

LAUNDRY ROOM

3.6m x 2.6m (max) (11'10" x 8'6")

Range of kitchen cabinets with solid oak work surfaces incorporating a ceramic sink unit. Automatic washing machine point. Space for a tumble dryer. Tiled floor. Recessed spotlights. Fitted storage cupboard housing the pressurised hot water cylinder, consumer unit and central heating controls. Casement window to the side. Radiator.

ANNEXE LIVING ROOM / STUDY

4.6m x 3.3m (max) (15'1" x 10'10")

Recessed spotlights. Television point. Two casement windows to the side. Radiator.

INNER HALL

2.5m x 1.6m (8'2" x 5'3")

Casement window to the side. Recessed spotlights. Radiator.

ANNEXE BEDROOM (FOUR)

3.9m x 2.7m (12'10" x 8'10")

Casement window to the side. Radiator.

SHOWER ROOM

2.4m x 1.4m (7'10" x 4'7")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Fully tiled floor and walls. Loft hatch. Radiator.

CELLAR

4.0m x 3.8m (13'1" x 12'6")



FIRST FLOOR

GALLERIED LANDING

5.5m x 2.3m (18'1" x 7'7")

Sash window to the front. Loft hatch with pull-down ladder. Radiator.



BEDROOM ONE

4.2m x 4.0m (13'9" x 13'1")

Sash windows to the front and side, both with plantation shutters. Radiator.



EN-SUITE BATHROOM

4.0m x 1.8m (min) (13'1" x 5'11")

White suite comprising free-standing roll top bath, walk-in shower cubicle, twin wash basins and low flush WC. Extractor fan. Tiled floor and part-tiled walls. Recessed spotlights. Sash windows to the side and rear. Heated towel rail.



DRESSING ROOM

2.2m x 2.1m (7'3" x 6'11")

Fitted shelving and hanging rails. Recessed spotlights. Radiator.

BEDROOM TWO

4.2m x 4.0m (13'9" x 13'1")

Twin fitted wardrobes. Recessed spotlights. Sash window to the front with plantation shutters. Radiator.

BEDROOM THREE

4.0m x 4.0m (13'1" x 13'1")

Recessed spotlights. Sash window to the rear. Radiator.



HOUSE BATHROOM

2.6m x 2.3m (8'6" x 7'7")

White suite comprising bath, walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Fully tiled walls and floor. Recessed spotlights. Sash window to the rear. Radiator.



OUTSIDE

Clarence House sits within a wonderful plot of some 0.52 acres. Approached via a gravelled driveway, offering plenty of space to park, it is set nicely back from the street, behind an attractively planted front garden. The bulk of the garden lies to the rear and has been beautifully landscaped, creating year-round colour, interest and structure throughout the seasons. They include formal and more informal areas, which include lawn, paved terraces, rose garden, productive kitchen and cut flower garden, alongside several mature trees. A potting shed, two greenhouses and a timber garden shed are included in the sale.

GENERAL INFORMATION

Services:	Mains water, electricity, gas and drainage. Air-source central heating.
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 8AA.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



Regulatory Compliance Charge

A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence and the sale can progress to the legal stage

Disclaimer

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.



C010 Printed by Ravensworth Digital 0870 112 5306



