

Rounthwaite R&W Woodhead

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

CORNER HOUSE, MAIN STREET, HOVINGHAM, YORK, YO62 4LF



- Sympathetically restored Grade II village house.
- Potential annex accommodation
- Garden garage and off street parking
- No onward chain
- 4 bedrooms 2 reception rooms
- High quality fittings blending with original features
- Desirable village location

PRICE GUIDE £549,000

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

Corner House is situated in the desirable and picturesque village of Hovingham some eight miles northwest of Malton. Built traditionally of stone and pantile the property is Grade II listed and has been recently restored with great skill, taste and sensitivity. Extensive insulation works have been undertaken together with rewiring a new heating system and the installation of high quality fittings. These include a Burlington designer bathroom, an antique delft tiled dining room fireplace with impressive stone surround and marble worktops to the kitchen and porch. There are 2 attractive reception rooms with a wood burning stove to the sitting room and a lovely well equipped kitchen. The first floor has 2 bedrooms with a further 2 to the second floor. The master bedroom has access to a study (or nursery), which also has consent for an en suite bathroom.

Outside there is an attractive enclosed garden recently landscaped and a stone and pantile garage.

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, and a very highly regarded bakery a Michelin Star restaurant. There is a GP surgery in the village, daily buses to Malton and Helmsley and monthly Farmer's Markets. Malton to the south east offers many more facilities including varied and interesting shops. The railway provides links to the intercity service at York.

Hovingham lies within the Howardian Hills National Landscape and is surrounded by lovely countryside and well placed for many recreational pursuits.

General Information



Accommodation

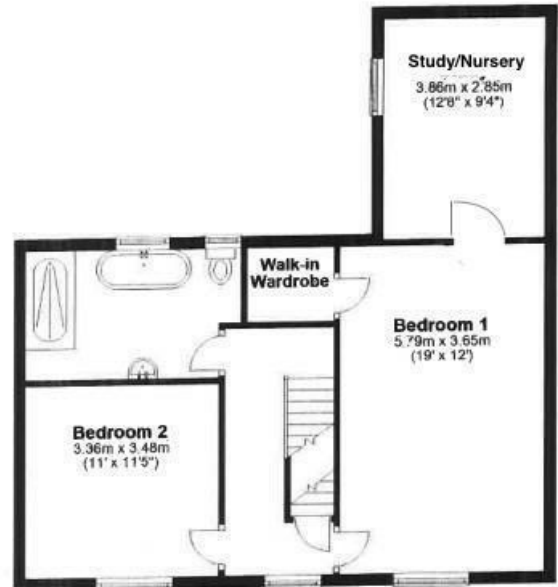
Ground Floor

Approx. 88.4 sq. metres (951.2 sq. feet)



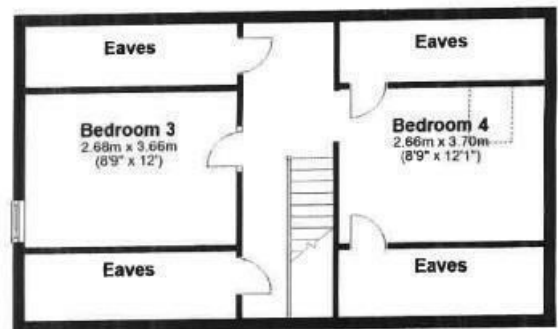
First Floor

Approx. 82.4 sq. metres (871.9 sq. feet)



Second Floor

Approx. 45.9 sq. metres (494.6 sq. feet)



Total area: approx. 196.7 sq. metres (2117.7 sq. feet)
Corner House, 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		
	38	53
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	



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.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead