

## THE STRAY BURYTHORPE



**An especially spacious, stone-built detached bungalow offering versatile four/five-bedroom accommodation of over 2,400sq.ft with lovely gardens, ample parking, double garage & far-reaching views across open countryside.**

Porch, entrance hall, guest cloakroom, sitting room, sun room, dining room & garden room, dining kitchen, utility room, master bedroom with en-suite shower room, dressing room/bedroom five, up to three further bedrooms & house bathroom.

Double-glazing, electric heating & photovoltaic solar panels.

Gravelled driveway, double garage, landscaped gardens & lovely views.

No onward chain.

### GUIDE PRICE £650,000

The Stray is an especially spacious detached bungalow set within attractively landscaped gardens and enjoying spectacular views across open countryside. Constructed of stone walls beneath a tile roof, the property benefits from uPvc double-glazing and electric central heating, backed up by photovoltaic solar panels. A little over ten years ago the property was further improved and reconfigured, resulting in an immensely versatile layout.

The spacious accommodation amounts to a little over 2,400sq.ft and briefly comprises porch, entrance hall, guest cloakroom, sitting room, sun room, dining room, garden room, dining kitchen, utility room, master bedroom with en-suite shower room, dressing room/fifth bedroom, up to three further bedrooms and a house bathroom.

Externally the property is approached via a set of timber double gates, which offer a high degree of privacy and open onto a gravelled driveway, culminating with a detached garage block. The overall plot totals some 0.3 acres and the gardens have been attractively landscaped and maintained with a wide variety of flowering shrubs, perennials and specimen trees. They are complemented by the backdrop of undulating countryside views.

Burythorpe is a popular and conveniently located village some 4 miles south of the market town of Malton. Set within the scenic countryside of the Yorkshire Wolds, it benefits from a reputable village pub, a country house hotel, sports field, playground and parish church; primary schooling is available in the neighbouring villages of Langton and Leavening. Secondary schooling and full range of leisure and shopping facilities can be found within nearby Malton, which in recent years has gained a reputation as 'Yorkshire's Food Capital' with its regular farmer's markets and artisan food producers.

The historic City of York is located around 15 miles South-West and provides a superb range of services, attractions and amenities including a mainline rail service, from where London can be reached in less than two hours.

## **ACCOMMODATION**

### **PORCH**

5.8m x 1.5m (19'0" x 4'11")

Two wall lights. Casement window to the front.

### **ENTRANCE HALL**

Coving. Oak flooring. Loft hatch. Cloaks cupboard. Cupboard housing the pressurised hot water cylinder. Electric radiator.



### **GUEST CLOAKROOM**

1.7m x 0.9m (5'7" x 2'11")

White low flush WC and wash basin. Tiled floor. Casement window to the side.

### **SITTING ROOM**

5.8m x 4.6m (19'0" x 15'1")

Cast iron wood burning stove set on a stone hearth, within a stone surround. Coving. Oak flooring. Six wall lights. Casement window to the rear, bow window onto the front porch and double doors opening into the Sun Room. Electric radiator.



### SUN ROOM

7.4m x 1.8m (24'3" x 5'11")

Oak flooring. Two wall lights. French doors opening onto the garden and full-length casement windows to two sides. Electric radiator.



### DINING ROOM & GARDEN ROOM

4.7m x 3.6m (15'5" x 11'10")

Plus 5.2m x 3.0m (17'1" x 9'10")

Cast iron Jotul wood burning stove. Oak flooring. Six wall lights. Television point. Full-length casement windows to three sides and French doors onto the garden. Three electric radiators.



### DINING KITCHEN

5.7m x 4.2m (18'8" x 13'9")

Range of Poggenpohl kitchen cabinets with quartz work surfaces incorporating sink unit with Quooker tap, induction hob with extractor hood, fan-assisted oven, dishwasher, wine cooler and bins. Island unit. Bow window to the front and casement window to the side.

### UTILITY ROOM

4.9m x 2.1m (16'1" x 6'11")

Range of Poggenpohl kitchen cabinets with quartz work surfaces incorporating sink unit. Automatic washing machine point. Space for a tumble dryer. Loft hatch. Casement window to the front.



#### BEDROOM ONE

6.0m x 3.0m (19'8" x 9'10")

Range of fitted wardrobes. Coving. Casement window to the rear. Electric radiator.



#### DRESSING ROOM / BEDROOM FIVE

3.6m x 2.2m (11'10" x 7'3")

Fitted wardrobes. Oak flooring. Casement window and glazed door to the rear.



#### BEDROOM TWO

6.0m x 3.0m (19'8" x 9'10")

Range of fitted wardrobes. Coving. Casement window to the rear. Electric radiator.

#### EN-SUITE SHOWER ROOM

4.3m x 2.1m (14'1" x 6'11")

White suite comprising double shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Tiled floor. Fully tiled walls. Casement window to the rear.



#### HOUSE BATHROOM

2.1m x 1.8m (6'11" x 5'11")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Tiled floor. Fully tiled walls. Casement window to the side.



#### BEDROOM THREE

4.9m x 3.8m (16'1" x 12'6")

Coving. Casement window to the front. Electric radiator. Door to the side passage.

#### SIDE PASSAGE

4.7m x 2.0m (15'5" x 6'7")

Gardener's WC.

#### BEDROOM FOUR / STUDY

3.5m x 3.2m (max) (11'6" x 10'6")

Coving. Casement windows to the front and side. Electric radiator.



#### FRONT LOBBY

2.8m x 2.0m (9'2" x 6'7")

Lantern light. Door to the front.

#### OUTSIDE

There are attractively landscaped gardens principally to three sides of the property, affording far-reaching views. Timber double gates open onto a generously sized gravelled driveway, leading to a double garage.

#### GARAGE

6.4m x 4.7m (21'0" x 15'5")

Electric up and over door. Casement window and personnel door to the side. Electric light and power.

#### GENERAL INFORMATION

Services: Mains water, electricity and drainage.  
Electric 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 9LJ.

EPC Rating: Current: E43. Potential: C76.

Viewing: Strictly by prior 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.



**Ground Floor**  
Approximate Floor Area  
2727 sq. ft  
(253.35 sq. m)

**Garage**  
Approximate Floor Area  
324 sq. ft  
(30.08 sq. m)