

PENNANT WEST END, AMPLEFORTH



A beautifully renovated stone-built cottage in a sought-after location, providing tastefully appointed three-bedroom accommodation together with a garage, off-street parking & extensive gardens of approximately 0.27 acres with far reaching views.

Entrance hall/boot room, shower room, kitchen/dining/family room, sitting room,
first floor landing, three bedrooms & house bathroom.

Home office, conservatory/garden room & range of outhouses.

Driveway parking & open-fronted single garage.

Extensive, south-facing gardens of more than one quarter of an acre with far-reaching views.

GUIDE PRICE £475,000

Pennant occupies an almost hidden position within Ampleforth, being tucked away off West End, yet close to the centre of the village. Within the last few years, this stone-built cottage has been thoroughly renovated resulting in a highly appealing family home with a first-rate garden, garage, parking and lovely views.

The beautifully presented accommodation is arranged over two floors and extends to more than 1,200sq.ft. In brief, it comprises entrance hall/boot room, shower room, open-plan kitchen/dining/family room with log burner and a stylish range of kitchen cabinets, and a cosy sitting room with further log burner. To the first floor there are three good-sized bedrooms and an updated house bathroom, which lead off a spacious landing area. The cottage benefits from double-glazing and electric heating via heritage style radiators, plus underfloor heating.

The property is approached via a driveway which is shared with the adjoining cottage and leads to an open-fronted single garage with space to park in front. The main event, however, lies to the rear of the cottage, where there is a huge, south-facing garden. The current owners have purchased additional land, to create a fantastic garden space, bringing the total site area to approximately 0.27 acres. It has been attractively landscaped, featuring paved and gravelled seating areas, extensive lawns, well-stocked shrub borders, raised beds, a variety of trees and timber garden shed. At the far end, the gardens adjoin open paddock land, across which there are lovely, far-reaching views.

Adjoining the back of the house are a series of outbuildings, one of which has been converted to provide a useful home office. Beyond, there is a garden room/conservatory, making for an ideal space to enjoy the surroundings.

Ampleforth is one of North Yorkshire's best-loved villages. Nestled into a hillside, it sits within particularly attractive countryside between the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty. The village features an attractive mix of period, stone houses and benefits from a surprising number of amenities including village shop and post office, two good pubs, a coffee shop, Doctor's surgery, a primary school and Ampleforth College. The Georgian market town of Helmsley is only 4 miles away and benefits from a wide range of facilities. The other three Ryedale market towns are all within an easy drive and the City of York is some 19 miles south.



ACCOMMODATION

ENTRANCE HALL / BOOT ROOM

2.5m x 1.9m (8'2" x 6'3")

Range of bespoke cabinets, plumbing for an automatic washing machine and space for a tumble dryer. Half-panelled walls. Recessed spotlights. Skylight. Travertine tile floor with electric underfloor heating.



SHOWER ROOM

1.9m x 1.0m (6'3" x 3'3")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Half-panelled walls. Recessed spotlights. Travertine tile floor with electric underfloor heating.

KITCHEN / DINING / FAMILY ROOM

5.8m x 5.3m (max) (19'0" x 17'5")

Well-appointed shaker style kitchen with polished granite work surfaces incorporating a stainless steel sink unit. Two-oven Everhot stove. Induction hob. Integrated dishwasher. Understairs pantry cupboard. Cast iron multi-fuel stove with stone surround. Television point. Staircase to the first floor. Recessed spotlights. Two wall light points. Casement windows to the front and side, and a half-glazed door to the rear garden. Travertine tile floor with electric underfloor heating.



SITTING ROOM

3.8m x 3.5m (12'6" x 11'6")

Cast iron multi-fuel stove set on a stone hearth with stone mantel. Television point. Casement windows to the side and rear. Heritage style electric radiator.



FIRST FLOOR

LANDING

Casement window to the side. Loft hatch.



BEDROOM ONE

3.9m x 3.6m (12'10" x 11'10")

Range of fitted wardrobes. Casement windows to the side and rear. Heritage style electric radiator.



BEDROOM THREE

2.8m x 2.3m (9'2" x 7'7")

Casement window to the rear. Heritage style electric radiator.



BEDROOM TWO

3.8m x 2.7m (12'6" x 8'10")

Panelling to one wall. Casement window to the front. Heritage style electric 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 on pine washstand and low flush WC. Cupboard housing the pressurised hot water cylinder. Half-panelled walls. Casement window to the front. Heated towel rail.



OUTSIDE

Pennant occupies an overall plot of approximately 0.27 acres. At the rear, an oak framed porch adjoins the back of the cottage, and a gravelled terrace extends southwards from the back of the cottage to meet an extensive garden made up of lawn, shrub borders, various trees and raised beds. The garden enjoys an excellent level of privacy and at the southern end, adjoins an open field across which there are long range views. A home office adjoins the cottage, beyond which there are two garden stores, which link to a conservatory/garden room. To the front of Pennant is a gravelled parking space directly in front of an open-fronted single garage.



OFFICE

2.5m x 2.3m (8'2" x 7'7")

Stainless steel sink unit. Fitted shelving. Recessed spotlights. Insulated walls. Casement window to the front. Electric panel heater.

GARDEN STORE

2.6m x 2.1m (8'6" x 6'11")

Electric light. Concrete floor.

FUEL STORE

2.6m x 2.1m (8'6" x 6'11")

Belfast sink. Electric light. Concrete floor.

CONSERVATORY / GARDEN ROOM

3.4m x 2.4m (11'2" x 7'10")

Tiled floor with electric underfloor heating. Wall light. French doors onto the garden.

TIMBER GARDEN SHED

3.5m x 2.4m (11'6" x 7'10")

OPEN-FRONTED SINGLE GARAGE

Concrete floor. Electric power and light.

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.



GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Electric heating. There is Fibre broadband to the premises.
Council Tax:	Band: D (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO62 4DU.
EPC Rating:	Current: F28. Potential: C78.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



