

HIGH MEADOWS LOW HUTTON, HUTTONS AMBO



An immaculately renovated detached three-bedroom bungalow located in a peaceful and sought-after village within the Howardian Hills National Landscape.

Entrance hall, open-plan living space comprising living room, dining area & fitted kitchen, three double bedrooms & shower room.

Oil fired central heating. Upvc double glazing.

Presented in immaculate order throughout. Potential to extend (subject to planning).

Well-established gardens, ample parking & attached garage.

Viewing is recommended.

GUIDE PRICE £435,000

High Meadows is an immaculately renovated detached bungalow, occupying a generous corner plot within a sought-after and conveniently placed village. Constructed of natural stone under a pantile roof, the property has been fully re-wired and a new central heating system installed. Other notable improvements include cavity wall insulation, complete redecoration, various new windows, new internal doors, skirtings and architraves, creating a thoroughly modern finish throughout.

The accommodation amounts to over 1,000ft² and briefly comprises: spacious entrance hall, stunning triple aspect living space with log burner, opening onto a stylish new kitchen, three good-sized bedrooms and a smart new shower room. A huge, boarded-out loft offers excellent storage space. Given the amount of space round the property, there is ample room to extend, should it be required. The property occupies a generous plot in a quiet corner of the village, with gardens on all sides, featuring lawn, a wide variety of mature shrubs and an Indian stone flagged terrace, all securely enclosed by fence boundaries. There is ample room to park on the driveway, which leads to an attached single garage.

Low Hutton is a scenic, no-through village, one of two small hamlets which make up Huttons Ambo, a classic, rural village located on the slopes of the Derwent valley on the southern boundary of the Howardian Hills National Landscape. Despite its rural setting, the village benefits from high-speed broadband, making it an ideal base for anyone looking to work from home. There is convenient access to the A64 providing quick links to Malton - a first-rate market town with excellent amenities and railway station with regular services to York, from where London can be reached in less than 2 hours. The City of York is an easy commute, just 15 miles south-west, with its medieval Minster and comprehensive range of facilities.

ACCOMMODATION

ENTRANCE HALL

Stone flagged floor. Coving. Utility cupboard with space for tumble dryer and automatic washing machine. Loft hatch with pull-down ladder, giving access to a huge, boarded-out loft with electricity. Fitted storage cupboard. Radiator.



OPEN-PLAN LIVING/DINING/KITCHEN SPACE COMPRISING:

LIVING / DINING ROOM

7.1m x 3.5m (23'4" x 11'6")

Cast iron wood burning stove set on a slate hearth and with an oak mantel. Coving. Engineered oak flooring. Recessed spotlights. Television point. Telephone point. Casement windows to the front, side and rear, and a glazed door opening onto the rear garden. Two radiators.



KITCHEN

3.0m x 2.5m (9'10" x 8'2")

Range of kitchen cabinets with solid oak work surfaces, incorporating a ceramic sink unit, electric range cooker and an integrated dishwasher. Coving. Recessed spotlights. Casement window to the rear.



BEDROOM ONE

4.0m x 3.6m (13'1" x 11'10")

Coving. Casement to the front. Radiator.



BEDROOM TWO

3.6m x 3.0m (11'10" x 9'10")

Coving. Casement window to the rear. Radiator.



BEDROOM THREE

3.1m x 2.9m (10'2" x 9'6")

Coving. Casement window to the front. Radiator.



SHOWER ROOM

2.5m x 2.4m (8'2" x 7'10") (max)

White suite comprising walk-in shower enclosure, wash basin in vanity unit and low flush WC. Extractor fan. Fully tiled walls and floor. Two casement windows to the rear. Heated towel rail.



OUTSIDE

There are well-established gardens surrounding High Meadows, featuring extensive lawn, an Indian stone flagged patio and a wide variety of mature shrubs, perennials, and a range of specimen trees. A double-width tarmac driveway offers ample room to park and leads to an attached single garage.

ATTACHED GARAGE

6.4m x 2.8m (21'0" x 9'2")

Worcester oil-fired combi boiler. Electric light and power. Up and over door to the front. Personnel door and casement window to the rear. Consumer unit.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Fibre broadband is connected to the property.
Oil-fired central heating.

Council Tax: Band: E (Ryedale District Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

EPC Rating: D59.

Post Code: YO60 7HF

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.



Floorplan
Approximate Floor Area
1152 sq. ft
(107.00 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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