

THE OLD SCHOOL HOUSE LOW STREET, NUNNINGTON



A spectacular conversion of a Grade II Listed former school, set within a large plot of approximately 0.3 acres adjoining open fields and offering very spacious four-bedroom accommodation of almost 2,800sq.ft in a sought-after conservation village.

Reception hall, guest cloakroom, drawing room, study, dining/family room, kitchen, pantry, utility room, ground floor bedroom suite, galleried landing, two further double bedrooms, house bathroom, and a spectacular master bedroom and shower room on the second floor.

Oil-fired central heating & double-glazing.

Attractive gardens on all sides. Views across open fields. Driveway parking.

An especially handsome house within a picturesque village setting.

GUIDE PRICE £850,000

This especially attractive and Grade II Listed building, once a former school and now a unique home offering spacious and highly versatile accommodation within a good-sized plot with open views across open fields to the rear. Within the last 8 years, the house has been subject to extensive renovations, in addition to re-modelling the top floor to create a spectacular master bedroom suite. Character features are in evidence throughout and serve as a reminder of this landmark property's former use.

The accommodation, which amounts to almost 2,800sq.ft, is arranged over three floors and briefly comprises reception hall, guest cloakroom, a dramatic, double height drawing room with log burner, study, a well-planned kitchen and pantry with cabinetry by the Handmade Kitchen Company, opening onto a dining/family room, utility room and ground floor bedroom with en-suite shower room. On the first floor, a galleried landing gives access to two more double bedrooms and an impressive house bathroom, whilst on the top floor is a master bedroom with shower room, plus additional loft storage spaces. There is oil-fired central heating throughout the house, and windows are double-glazed.

The property dates from 1869 and is constructed principally of hammered limestone beneath a slate roof, with later extensions at the rear. It enjoys a pleasant position at the heart of the village and has a strikingly handsome appearance, with tall, gothic style lancet windows to the three main elevations, and a steeply pitched roof. Its external appearance belies the huge amount of space within.

Externally there are attractive gardens on all sides of the property, extending to approximately 0.3 acres, with lawn, shrub borders, timber deck and several garden sheds. The back garden borders open fields, across which there are lovely views, and a gated driveway offers space to park several vehicles.

Nunnington is a picturesque village, located below Caulkley's Bank on the banks of the River Rye, within the Howardian Hills Area of Outstanding Natural Beauty. The village is well sought after and The Old School is positioned along Low Street, at the heart of the village. The village benefits from a popular coffee shop within Nunnington Studios where there are various other independent retailers, and Nunnington Hall, owned by the National Trust, is free to visit for parish residents. Additional facilities can be found in the nearby village of Hovingham and also in the market towns of Helmsley (6 miles), Kirkbymoorside (5 miles) and Malton (9 miles). From Malton there are regular rail services to York, from where London can be reached in less than two hours.

ACCOMMODATION

RECEPTION HALL

7.3m x 3.0m (23'11" x 9'10")

Feature fireplace with reclaimed period surround, metal insert and quarry tile hearth. Six wall light points. Part-panelled walls. Stripped floorboards. Two casement windows to the side. Two radiators.



GUEST CLOAKROOM

2.0m x 1.4m (6'7" x 4'7")

White suite comprising high flush WC and wash basin in vanity unit. Extractor fan. Recessed spotlights. Radiator.

DRAWING ROOM

7.3m x 5.2m (max) (23'11" x 17'11")

Double height living space with oak staircase rising to a galleried landing. Cast iron wood burning stove set on a stone hearth with oak mantel. Parquet floor. Picture rail. Dado rail. Fitted storage cupboard. Three casement windows to the front. Three radiators.





STUDY

4.2m x 2.8m (13'9" x 9'2")

Parquet floor. Recessed spotlights. Casement windows to the front and side. Radiator.



DINING / FAMILY ROOM

4.8m x 4.5m (15'9" x 14'9")

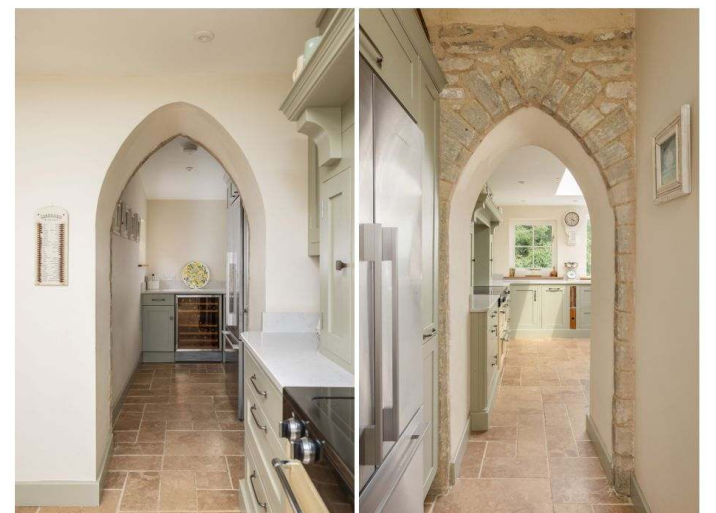
Stripped floorboards. Television point. Recessed spotlights. Sash window to the side and bi-fold doors onto the rear garden (the bi-fold doors are currently in the process of being replaced with French doors, flanked by two full-length windows). Radiator.



KITCHEN

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

Range of kitchen cabinets by the Handmade Kitchen Company of Pickering, with quartz work surfaces, incorporating double Belfast sink. Electric range cooker with induction hob, two ovens and a grill. Extractor hood. Integrated dishwasher and bins. Limestone floor. Recessed spotlights. Door to outside. Overhead skylight and two casement windows to the rear.



PANTRY

2.9m x 1.7m (9'6" x 5'7")

Range of kitchen cabinets with quartz work surfaces, incorporating a wine fridge and housing for an American style fridge freezer. Limestone floor. Recessed spotlights. Casement window to the side. Exposed stonework to one wall.

UTILITY ROOM

2.3m x 2.3m (7'7" x 7'7")

Range of units incorporating a Belfast sink. Fitted shelving. Extractor fan. Oil-fired central heating boiler. Consumer unit. Casement window to the rear.

GUEST BEDROOM (FOUR)

4.7m x 2.5m (15'5" x 8'2")

Parquet floor. Dado rail. Recessed spotlights. Pocket door opening into an en-suite shower room. Three casement windows to the side. Radiator.

EN-SUITE SHOWER ROOM

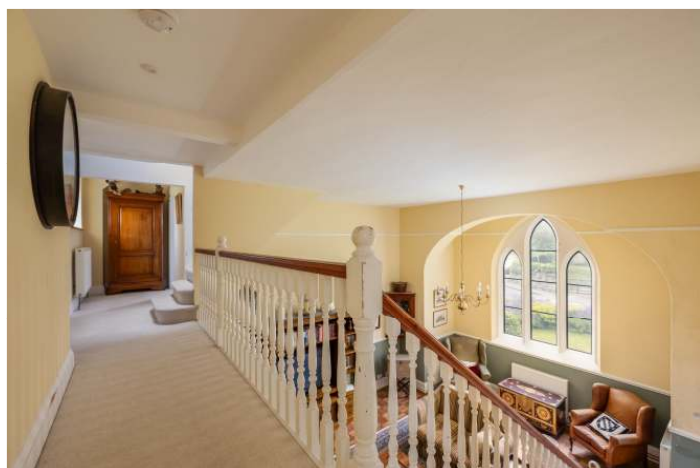
2.5m x 1.3m (8'2" x 4'3")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Parquet floor. Recessed spotlights. Casement window to the front. Heated towel rail.

FIRST FLOOR

GALLERIED LANDING

Staircase to the first floor. Two Yorkshire sliding sash windows to the rear. Recessed spotlights. Two radiators.



BEDROOM TWO

4.6m x 2.5m (15'1" x 8'2")

Casement windows to two sides. Radiator.



BEDROOM THREE

4.3m x 3.1m (14'1" x 10'2")

Loft hatch with pull-down ladder to a useful loft room (3.5m x 3.0m (max)). Yorkshire sliding sash window to the rear. Radiator.



HOUSE BATHROOM

4.7m x 2.5m (15'5" x 8'2")

White suite comprising free-standing roll top bath, walk-in shower cubicle, twin wash basins in vanity unit and low flush WC. Extractor fan. Two wall lights. Recessed spotlights. Airing cupboard housing a pressurised hot water cylinder. Casement windows to two sides. Radiator.



SECOND FLOOR

LANDING

Vaulted ceiling with exposed beams and Velux roof light to the rear. Range of fitted wardrobes and fitted bookcase. Access to a useful loft storage room (2.2m x 1.8m).

BEDROOM ONE

5.6m x 4.9m (max) (18'4" x 16'1")

Vaulted ceiling with exposed beams and roof trusses. Two Velux roof lights to the rear. Access to eaves storage areas. Two radiators.



SHOWER ROOM

3.5m x 2.3m (11'6" x 7'7")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Two wall lights. Vaulted ceiling with exposed beams and Velux roof light to the rear. Access to eaves storage areas. Heated towel rail/radiator.



OUTSIDE

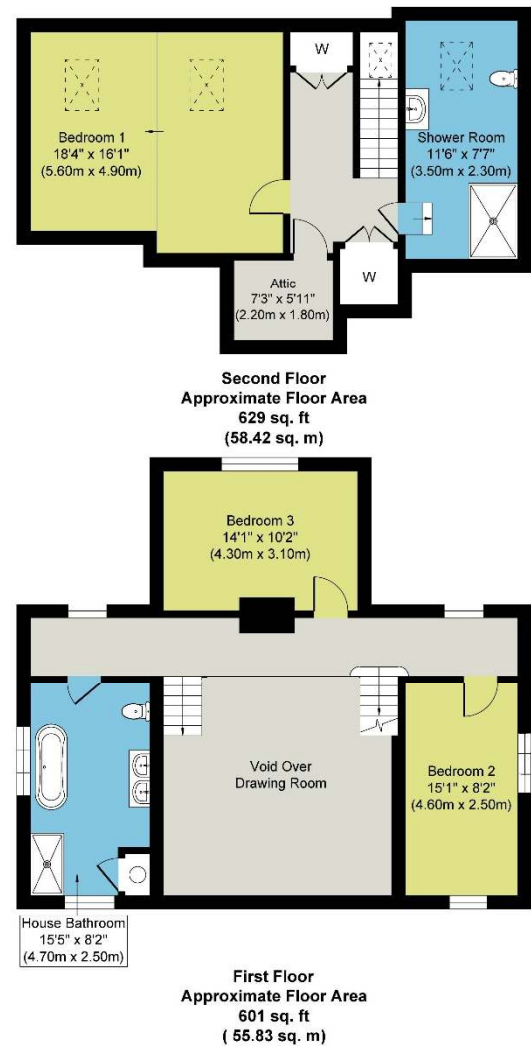
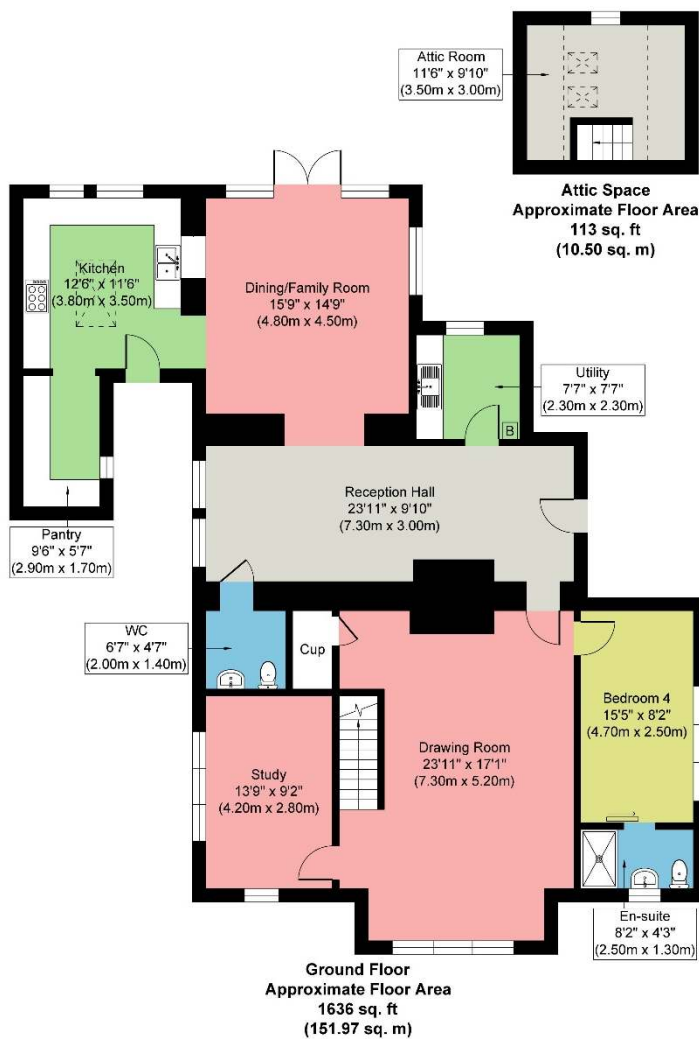
The Old School faces south and sits within a generous plot of approximately 0.3 acres, approached via a gated driveway on the eastern boundary. There are attractive garden areas on all sides; the rear garden is part-walled and mostly laid to lawn and backs onto open fields. In addition, there are shrub borders, several trees including Norwegian maple, rowan, apple and plum, as well as a large timber deck, pergola and a variety of garden stores. A further lawn wraps around the front and side, complemented by a lavender border and a courtyard style space on the western side, with gravelled seating area and raised beds.



GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired 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:	YO62 5UX.
EPC Rating:	Current: E52. Potential: C72.
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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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