

Rounthwaite **R&W** Woodhead

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

MILLFIELD HOUSE MILLFIELD, SHERBURN, MALTON, YO17 8QF



- A substantial 6 bedroom country house
- Set in approximately 3.44 acres of grounds
- Far reaching views to the Moors and Wolds
- Option of single home and self-contained flat
- Garaging stables and swimming pool
- Midway between Malton and Scarborough

PRICE GUIDE £750,000

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

Millfield house stands to the periphery of the village in its own grounds with access over a private road and enjoys fabulous views towards the Moors to the north and the Wolds to the south. Substantially extended from its original form to provide versatile accommodation including excellent potential for a self-contained annexe, multi-generational living or holiday let accommodation.

The ground floor accommodation briefly comprises: entrance hall, cloakroom, living room, open plan kitchen diner, pantry boot/utility room, boiler room. First floor: 6 bedrooms, 2 bathrooms, kitchenette and lounge diner. Recent improvements include a new central heating boiler, solar panels, newly fitted bathroom and loft insulation.

The property benefits from integral garaging with electric doors; the principal garden lies to the south (front), comprising a generous lawned area with established trees. Raised beds to the side provide a manageable vegetable garden, whilst the paddock, stabling and additional outbuildings are situated to the north of the property.

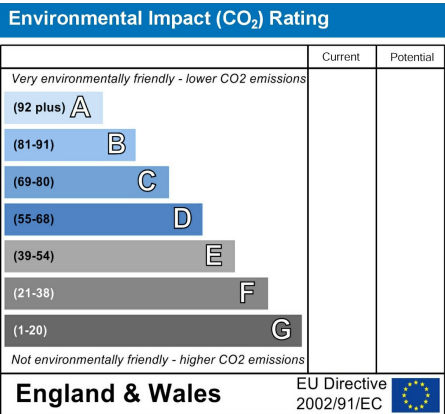
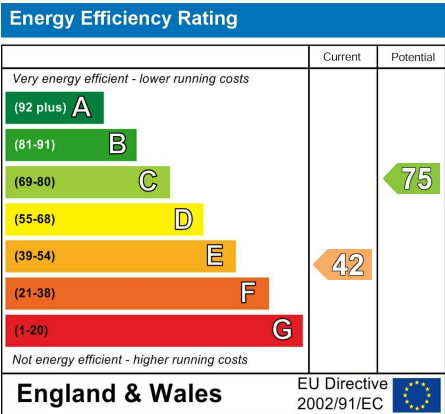
The property is ideal for those with equestrian or smallholding interests.

Sherburn is approximately 12 miles from both Malton and Scarborough on the a64. The village has local facilities including doctors surgery, primary school, a post office and general store. Additional amenities are available in the local towns and there are railway stations Malton and Seamer with connections to the East Coast mainline at York.

General Information



Accommodation





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