

# ROUNTHWAITE & WOODHEAD

26 MARKET PLACE, KIRKBYMOORSIDE, NORTH YORKSHIRE, YO62 6DA Tel: (01751) 430034 Fax: (01751) 430964



## THE ROWL, MAIN STREET, LEVISHAM, YO18 7NL

**A detached period property requiring complete restoration  
set amidst approx. 25 acres of mixed woodland, grazing land and formal gardens**

<b>Hall</b>	<b>Cloakroom</b>	<b>3 Reception Rooms</b>
<b>Kitchen</b>	<b>Utility Room</b>	<b>5 Bedrooms</b>
<b>3 Bathrooms</b>	<b>EPC Rating G</b>	<b>Extensive Grounds</b>

**GUIDE PRICE £625,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)

## Description

Prominently situated in one of the North York Moors National Park's most picturesque and sought-after villages, this detached period residence offers a rare and deeply rewarding opportunity to restore a character home of considerable charm and heritage. Believed to date from an earlier era, the property retains a wealth of original features including latch doors, exposed beams, traditional panelling and window seats, all of which speak to the home's long history and enduring character. Now ready for a new chapter, the house would benefit from a comprehensive programme of refurbishment and restoration, presenting enormous scope for those wishing to create a truly special country home tailored to their own vision.

The accommodation sits within extensive south-facing gardens which, although now gently time-worn, remain wonderfully atmospheric and mature in nature. A sweeping lawn is interspersed with established trees and shrubs, while a sunken sun terrace with steps rising to the main garden hints at the property's former elegance as a space for outdoor entertaining and quiet enjoyment. Further features within the grounds include the remaining framework of a former outdoor swimming pool, a characterful old glasshouse entwined with flowering jasmine, a substantial tool shed, and former piggeries which have, over time, been adapted to provide garaging. The outbuildings, like the house itself, now invite improvement and restoration. Beyond the formal gardens, the property extends to approximately 19 acres of mixed woodland together with an additional 8-acre field of rough grazing lying within the beautiful Levisham valley, offering exceptional amenity value and an increasingly rare sense of seclusion and connection to the surrounding landscape.

Altogether, this is an uncommon opportunity to acquire a period home of genuine character in an outstanding rural setting — a property awaiting thoughtful restoration to realise its full potential once more.

## General Information

Services: Mains water and electricity are connected. Drainage to septic tank.

Council Tax: We are informed by North Yorkshire Council that this property falls in Band G

EPC Rating: G

SSSI: The woodland and the 8 acre field in Newtondale are within a SSSI (Site of Special Scientific Interest); an important nature conservation site.

Tenure: We are advised by the Vendor that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034.



# Accommodation

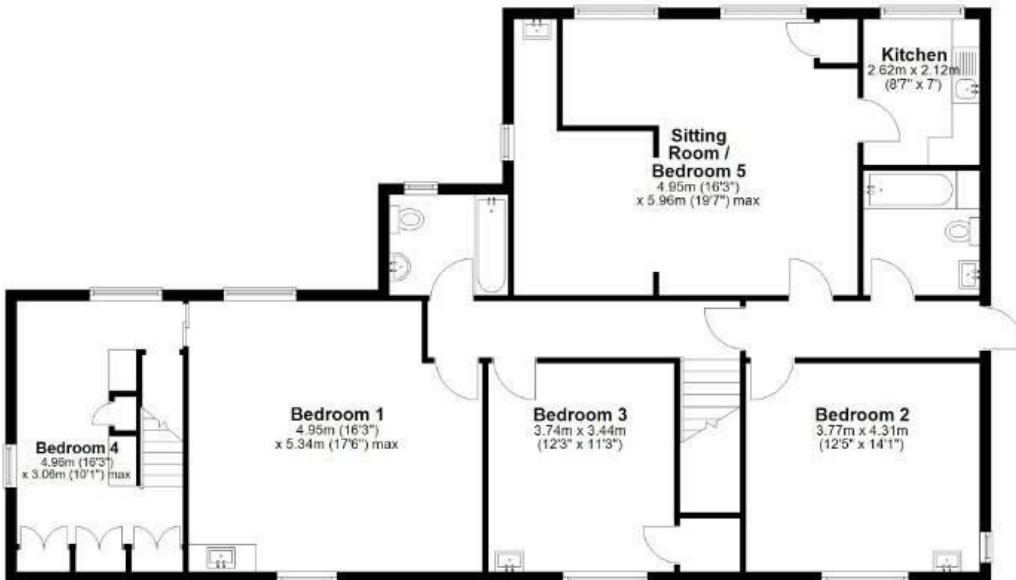
## Ground Floor

Approx. 145.7 sq. metres (1588.1 sq. feet)



## First Floor

Approx. 132.7 sq. metres (1428.1 sq. feet)



Total area: approx. 278.4 sq. metres (2996.2 sq. feet)

The Rowl, Levisham

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	<b>13</b>
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



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.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

ROUNTHWAITE & WOODHEAD