

A photograph of a traditional stone house with a tiled roof, set in a rural landscape. The house is built from light-colored stone blocks and has a gabled roof with two chimneys. The front facade features several windows with white frames and a central wooden door. A large, flowering wisteria plant is trained against the wall, cascading with purple flowers. The house is surrounded by a green lawn and a garden with various plants. In the background, there are rolling green hills under a blue sky with scattered clouds. The image is framed by a black banner at the top right containing the agent's name and logo.

Peter
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ESTATE AGENTS

**Ewe Hill, Daleside Road
West Farndale, Kirkbymoorside, York, YO62 7LA
Price Guide £475,000**

www.peterillingworth.co.uk
Tenure Freehold
Property Tax Band C
EPC Band F

A real lifestyle choice - Standing on approx 0.27 acres or thereabouts, this picturesque detached Grade II Listed, period dressed stone residence is set within the outstanding North York Moors National Park Dale of Farndale. The property has the benefit of beamed ceilings, cast iron range to the sitting room, a stove with brick cheeks and stone surround in the living room. The first floor is approached by two separated staircases made up of two wings.

Accommodation briefly comprises:

Ground floor: Living room, sitting room, kitchen/diner (oil-fired Stanley), inner hall, utility room with cloakroom off and coal/wood store.

First floor: East wing - Principal bedroom with en-suite bathroom. West wing - Landing, bedrooms 2 & 3 and house bathroom.

Externally: Front garden is laid to lawn with well stocked beds, and patio area

Rear garden: Car standing area, vegetable garden and stone outbuildings.

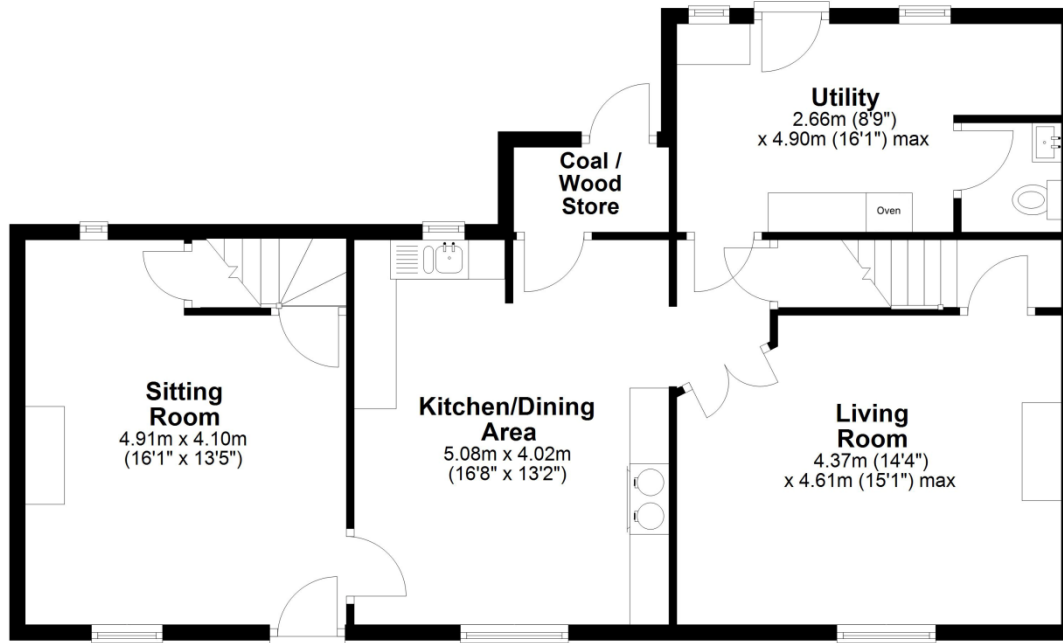
The property is approached by a private road, of which access is shared.

Kirkbymoorside is the nearest market town, with a good range of amenities, other local ancient market towns include Helmsley, Pickering and Malton. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



Ground Floor

Approx. 81.6 sq. metres (878.5 sq. feet)

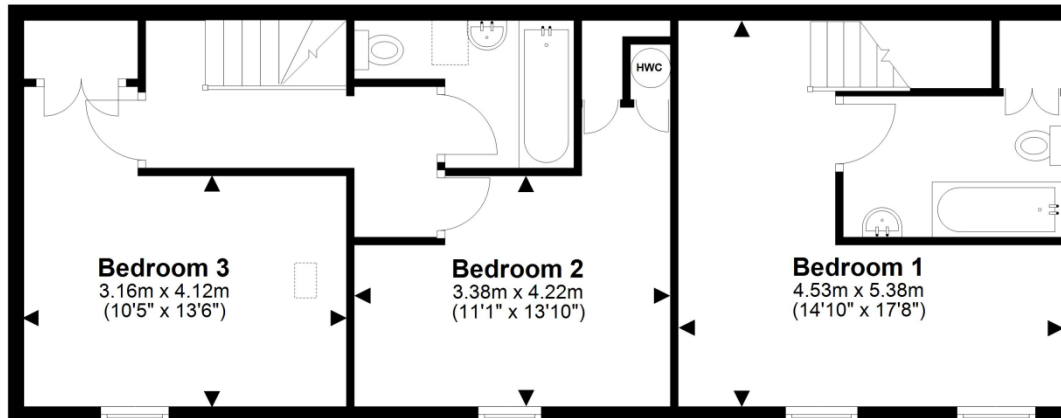


Total area: approx. 146.9 sq. metres (1581.1 sq. feet)

Ewe Hill, Farndale

First Floor

Approx. 65.3 sq. metres (702.5 sq. feet)



For information purposes, not to scale





Tenure: We understand the property to be freehold. Vacant possession will be given on completion.

Services: Spring water (shared supply), mains electricity, private treatment centre. Oil fired central heating.

Property Tax: Band C

Energy Performance Rating: Band F

Photography: By Peter Illingworth

Location: what3words///stalemate.quest.flop

Mobile Coverage: None

Satellite: BT and Sky

Broadband: Currently connected to Voneus

Flood Risk: Very low

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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