

Owl Beck, Main Street | Gilling East

BoultonCooper

BC
Est. 1801





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Solicitors:

Regulated by RICS

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Owl Beck, Main Street | Gilling East

Owl Beck is a beautifully presented four bedroom detached stone house situated on an enviable plot in this highly sought after North Yorkshire village. The property has a number of attractive features, including a substantial 22' wide living room on an oak floor with decorative open fireplace, fully fitted kitchen with oil fired Aga range oven and spacious 4 bedroom living accommodation over 2 floors. The property is complimented by a stone flagged enclosed courtyard leading to an open fronted veranda with a good sized lawned and landscaped garden to both front and rear, together with stone stores and single detached garage. The hard-standing concrete driveway across the village beck provides ample parking for 2-3 cars. Internal viewing is highly recommended to really appreciate this substantial detached family home.

Owl Beck is situated in the heart of the desirable village of Gilling East approximately 5 miles south of the market town of Helmsley which offers a very good selection of shops and facilities to include medical centre, library, vet, swimming pool, tennis courts and bowls club, and is within walking distance of the first tee at Ampleforth College Golf Club, a Roman Catholic Chapel and the popular Fairfax Arms.

Offers In The Region Of £640,000

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ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL
1.80m x 1.60m (5'11" x 5'3")

Timber panelled, radiator.

SITTING ROOM
6.81m x 5.89m (22'4" x 19'4")

Dual aspect, uPVC double glazed window to the front and side, cast iron multi-fuel stove set within carved timber surround, marble insert and hearth, decorative coving, oak flooring, 2.no radiators, staircase to the first floor, step up to understairs office area, sliding timber doors to the living room.

DINING ROOM
3.66m x 3.12m (12'0" x 10'3")

Decorative coving, radiator, oak flooring, uPVC arched double glazed window to the side, French doors to the varandah, sliding timber doors to the kitchen.

KITCHEN
5.54m x 3.25m (18'2" x 10'8")

Range of base and wall mounted units,1 1/5 bowl composite sink and drainer with chrome mixer tap, tiled splashback, integral electric double oven, ceramic hob , oil fired AGA which serves hot water system, 2.no uPVC double glazed windows to the rear.

UTILITY ROOM
2.39m x 1.91m (7'10" x 6'3")

Range of base and wall mounted units, plumbing for washing machine, stable door to outside.

BEDROOM 4
3.30m x 3.76m (10'10" x 12'4")

Fitted wardrobes, decorative coving, dado rail, uPVC double glazed window to the side, radiator, sliding doors to bathroom.

EN-SUITE BATHROOM
3.40m x 2.11m (11'2" x 6'11")

Four piece suite comprising panelled bath, low flush wc, pedestal wash hand basin and bidet, panelled walls, opaque uPVC double glazed window to the front.

ON THE FIRST FLOOR

LANDING
4.50m x 3.99m (14'9 x 13'1")

Spacious galleried landing, decorative coving. radiator, access to eves storage.

BEDROOM 1
8.15m x 3.28m (26'9" x 10'9")

Fitted cabinets and shelving to one end, 3.no timber single glazed windows to the front with window seating, coving, radiator.

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BEDROOM 2
3.76m x 4.47m (12'4" x 14'8")
Dual aspect, timber single glazed windows to the front and side, fitted wardrobes, wash hand basin over vanity unit, radiator.

BEDROOM 3
3.10m x 2.21m (10'2" x 7'3")
Fitted wardrobe, loft hatch, coving, dado rail, 2no. timber single glazed windows to the rear, radiator.

BATHROOM
3.61m x 3.40m (11'10" x 11'2")
Five piece suite comprising roll top bath, shower cubicle with drencher shower and glazed screen, pedestal wash hand basin, low flush wc, bidet, airing cupboard housing hot water cylinder with electric immersion heater, part panelled/tiled walls, extractor fan, opaque uPVC double glazed window to the front.

OUTSIDE
Owl Beck is approached by a private driveway across the beck, leading to ample off-street parking and a well maintained lawned front garden with attractive herbaceous borders. Double gates to the side open into a delightful low maintenance courtyard style garden, with stone store/workshop and good sized enclosed lawned garden beyond. Access to the garage is via a right of way off Pottergate.

VERANDAH
8.41m x 3.66m (27'7" x 12'0")
Timber construction with glazing to both sides, stone flagged.

SINGLE GARAGE
2.72m x 6.48m (8'11" x 21'3")
Double doors to the front, electric power and lighting, personnel door, window to the side.

STORE
3.94m x 1.96m (12'11" x 6'5")
Electric power and lighting, arched timber window, adjoining log store.

SERVICES
We understand that the property is connected to mains electricity, water and drainage; oil fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE
We understand to be freehold with vacant possession upon completion.

VIEWING
By appointment with the Agents, Helmsley office 01439 770232.

WHAT3WORDS
///claps.universe.flamenco

COUNCIL TAX BAND
Assessed in Band F. The full EPC can be viewed online: https://www.gov.uk/find-energy-certificate or at our Malton Office.

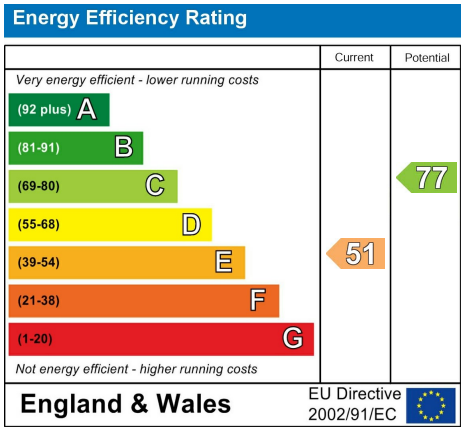
ENERGY PERFORMANCE RATING
Assessed in Band E. The full EPC can be viewed online: https://www.gov.uk/find-energy-certificate or at our Helmsley Office.











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
51
77
England & Wales
EU Directive 2002/91/EC



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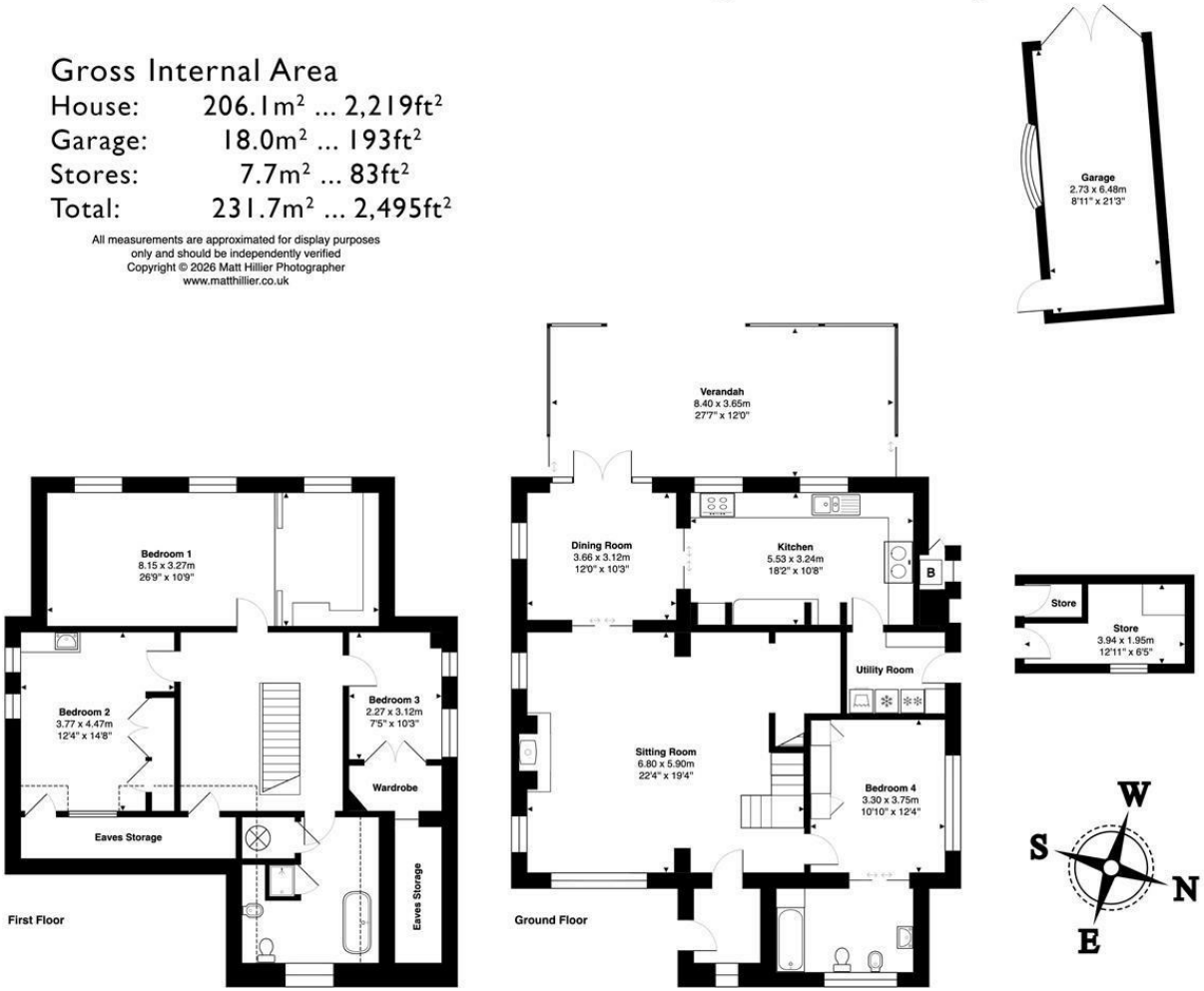
Owl Beck, Main Street, Gilling East, YO62 4JH

Gross Internal Area

House:	206.1m² ... 2,219ft²
Garage:	18.0m² ... 193ft²
Stores:	7.7m² ... 83ft²
Total:	231.7m² ... 2,495ft²

All measurements are approximated for display purposes only and should be independently verified

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