

# Rounthwaite **R&W** Woodhead

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

## WYVILLE HOUSE THE LAWNS, SLINGSBY, YO62 4AW



- Attractive double fronted detached home
  - Five generous sized bedrooms
  - Pony paddocks and stables
  - Sought after Howardian village location
- Beautifully finished throughout
- Large gardens, garage and ample parking
- Viewing essential

**GUIDE PRICE £925,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

This wonderful, detached home is truly a rare find; set in one of the area's most sought after villages with good sized gardens, stables, and pony paddocks.

Wyville House is set on the edge of the village of Slingsby, approximately six miles to the West of Malton and well placed for access to York and beyond while enjoying wonderful far-reaching views over The Howardian Hills. Much improved and stylishly finished by the current owners, the property is ready to move in to and enjoy with every detail of the interiors wonderfully considered.

The light and airy entrance hall leads through to the stunning kitchen and family room to the rear. The kitchen is fitted with quality units and appliances with a separate walk- in pantry and ample space for seating and dining with bi-fold doors opening on the gardens to the rear. There are two further reception rooms of great proportions in addition to practical storage and the ground floor cloakroom.

To the first floor, the master bedroom feels wonderfully spacious with dual aspects and a large dressing area. All other bedrooms are good sizes as are the shower room and bathroom which are both fitted with luxury suites and tasteful finishes.

Externally, the landscaped rear garden opens to a further enclosed area which is currently home to chickens and goats but could be additional garden or paddock further to the two pony paddocks found at the front of the property. There are two timber stables plus tack / feed room and an enclosed stable yard with hardstanding and parking which is in addition to the garage and parking space adjoining the house.

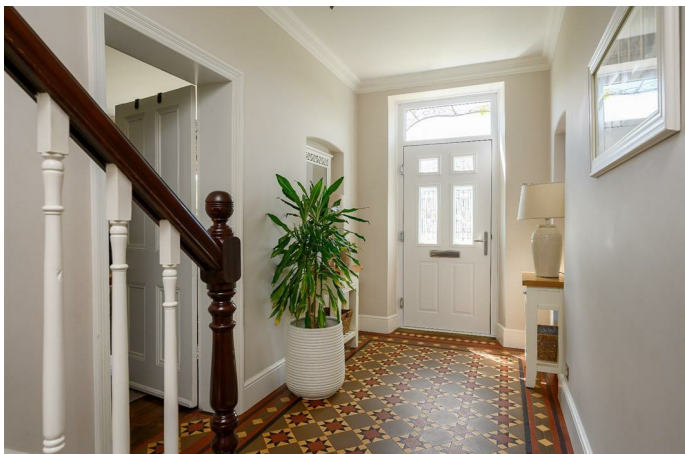
## General Information

Services: Mains water, electricity and drainage. Oil fired central heating

Council Tax: TBC

Tenure: We are advised by the Vendors 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, Malton. Tel: 01653 600747



# Accommodation

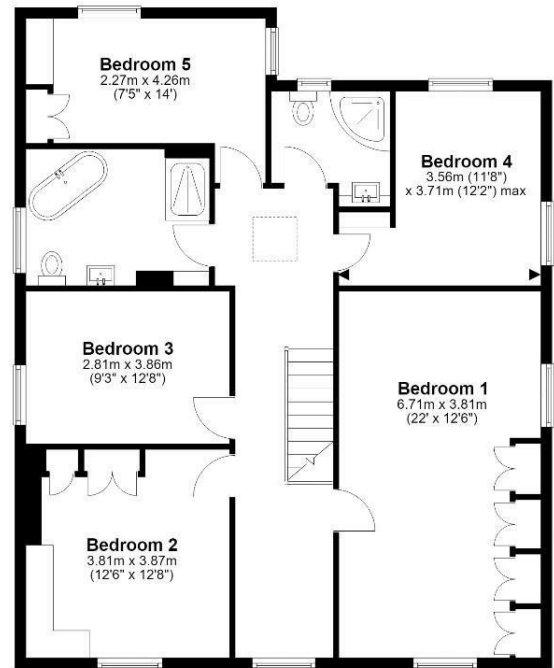
## Ground Floor

Approx. 120.0 sq. metres (1291.3 sq. feet)



## First Floor

Approx. 103.2 sq. metres (1110.5 sq. feet)



Total area: approx. 223.1 sq. metres (2401.8 sq. feet)  
**Wyville House, Slingsby**

Energy Efficiency Rating		Current	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>			
Not energy efficient - higher running costs			
		45	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	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.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

Rounthwaite **R&W** Woodhead