

1 DERWENT COURT HOWSHAM



A spacious four-bedroom family home forming part of a high-end, gated development located within the Howardian Hills & grounds of approximately 2 acres, offering over 2,200sq.ft of beautifully appointed accommodation.

Entrance hall, guest cloakroom, sitting room, kitchen/breakfast room, living/dining room, galleried landing, master bedroom, en-suite bathroom, three further bedrooms (one with en-suite shower room) & house bathroom.

Lovely private gardens, parking & double garage.

Access to extensive communal gardens & grounds including all-weather tennis court & gymnasium.

Picturesque setting with views across open countryside.

GUIDE PRICE £565,000

This distinguished, four-bedroom family home forms part of a high-end, gated development on the edge of a sought-after conservation village between Malton and York. Set around a central courtyard, it is the largest of just nine homes which were converted almost 20 years ago from a Grade II Listed, Georgian stable block which used to serve Howsham Hall, a Jacobean mansion house which neighbours to one side.

Designed by the leading Architect of the time, John Carr, this especially attractive building dates from the 1770s and is located within the Howardian Hills, adjoining open countryside, across which there are stunning open views.

Set within a stunning plot of a little over two acres, the house enjoys both its own private garden, which wraps around two sides of the house, in addition to extensive communal grounds which include an all-weather tennis court, gymnasium and loggia.

The house provides accommodation of over 2,200sq.ft and is presented to an impeccable standard throughout, with elegantly proportioned rooms displaying a wealth of character. Arranged over two floors, in brief it comprises entrance hall, guest cloakroom, sitting room, a kitchen/breakfast room with bespoke cabinetry, opening through to a living/dining room. To the first floor is a huge galleried landing, a master bedroom with en-suite shower room, three further bedrooms (one with en-suite shower room) and a house bathroom. There is oil-fired central heating throughout and both reception rooms have contemporary, gas fired stoves.

Derwent Court is approached via electric gates with an intercom entry, to a communal courtyard and Number 1 benefits from an open-fronted double garage, immediately adjoining its own private garden. The garden has been beautifully landscaped, featuring lawn, shrub borders, and a stone paved terrace; wisteria and climbing roses adorn the building. In addition, there are very lovely communal gardens and grounds

Howsham is a classic Yorkshire village, enjoying peace and quiet, yet within easy reach of amenities in the popular market town of Malton and the city of York. It sits within a scenic stretch of countryside, where the Yorkshire Wolds meet the Derwent Valley yet is within 3 miles of the A64, allowing for rapid access to the wider metropolitan area. It enjoys picturesque streetscape largely made up of period houses and cottages, all located along the same side of the street, along with its Grade I Listed parish Church.



ACCOMMODATION

ENTRANCE HALL

4.4m x 2.0m (max) (14'5" x 6'7")

Staircase to the first floor. Limestone floor. Spotlights. Intercom entry phone. Thermostat. Radiator.

GUEST CLOAKROOM

2.0m x 0.9m (6'7" x 2'11")

Low flush WC and wash basin. Extractor fan. Limestone floor. Spotlights. Cupboard housing the consumer unit.

SITTING ROOM

5.4m x 4.9m (17'9" x 16'1")

Contemporary gas fired stove. Timber panelling to one wall. Exposed beams. Limestone floor. Television point. Casement window to the rear and French doors to the garden. Radiator.



KITCHEN / BREAKFAST ROOM

6.1m x 5.3m (20'0" x 17'5")

Range of joiner-built kitchen cabinets with granite work surfaces incorporating a double bowl ceramic sink unit. Oil-fired Alpha stove with two hot plates, two ovens and boiler providing central heating and domestic hot water. Central island unit. Automatic washing machine point. Dishwasher point. Part-panelled walls. Exposed beams. Limestone floor with underfloor heating. Television point. Casement window to the rear and half-glazed door to the garden.



LIVING / DINING ROOM

5.3m x 4.3m (17'5" x 14'1")

Contemporary gas fired stove. Timber panelling to three walls. Exposed beam. Limestone floor. Two wall light points. Television point. French doors onto the garden. Radiator.



BEDROOM ONE

5.5m x 3.6m (18'1" x 11'10")

Exposed roof trusses. Two wall light points. Television point. Casement windows to the side and rear. Two radiators.



FIRST FLOOR

GALLERIED LANDING

5.5m x 3.1m (min) (18'1" x 10'2")

Exposed roof trusses. Two wall light points. Spotlights. Casement windows to the front and rear. Two radiators.



EN-SUITE BATHROOM

4.3m x 1.8m (14'1" x 5'11")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Tiled floor and walls. Exposed beams and roof truss. Extractor fan. Spotlights. Heated towel rail.



BEDROOM TWO

4.3m x 3.8m (14'1" x 12'6")

Exposed roof truss. Two wall light points. Cupboard housing the pressurised hot water cylinder. Casement window to the rear. Radiator.



BEDROOM THREE

4.3m x 2.9m (min) (14'1" x 9'6")

Exposed beams and roof truss. Television point. Casement window to the rear. Radiator.



EN-SUITE SHOWER ROOM

2.0m x 1.7m (max) (6'7" x 5'7")

White suite comprising shower enclosure, wash basin and low flush WC. Extractor fan. Exposed roof truss. Tiled floor. Heated towel rail.

BEDROOM FOUR

5.6m x 2.0m (18'4" x 6'7")

Exposed beam. Loft hatch. Casement window to the rear. Radiator.



HOUSE BATHROOM

2.1m x 1.8m (6'11" x 5'11")

White suite comprising bath, wash basin and low flush WC. Tiled floor. Half-tiled walls. Extractor fan. Exposed beam. Heated towel rail.

OUTSIDE

The property is set within an overall plot of approximately two acres, which includes its own private garden wrapping around two sides of the house, and extensive communal grounds, tennis court and fully equipped gymnasium.

Open-Fronted Double Garage 5.3m x 5.1m (17'5" x 16'9")



GENERAL INFORMATION

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

Council Tax: Band: F (North Yorkshire Council).

Tenure: We understand that the property is Leasehold and is held on a 975-year lease, dated July 2017. The Freehold of the building is owned by Derwent Court Management Ltd, of which each property is an equal shareholder.

Service Charge: £476.95 per calendar month.

Ground Rent: £150 per annum.

Post Code: YO60 7PB.

EPC Rating: Exempt as Listed.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



SERVICE CHARGE

The monthly service charge includes gardening and grounds maintenance (both communal and private areas), window cleaning, external decoration, general repairs and maintenance, refuse collection, gate servicing, fire safety compliance, health and safety requirements, managing agent's fees, building insurance, and contributions to a sinking fund for future major works. The owners of each property become an equal shareholder of Derwent Court Management Ltd, and fees along with the allocation of all expenditure are agreed collectively each year.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

