

# ROUNTHWAITE & WOODHEAD

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## **FIR TREE COURT, MAIN STREET, WOMBLETON, YO62 7RX**

**An attractive barn conversion providing virtually all single storey accommodation with plenty of parking, outside storage/workshops and lawned garden**

- |                           |                             |                             |
|---------------------------|-----------------------------|-----------------------------|
| <b>Entrance Porch</b>     | <b>Utility Room</b>         | <b>Kitchen/Diner</b>        |
| <b>Sitting Room</b>       | <b>Master Bedroom</b>       | <b>En Suite Shower Room</b> |
| <b>2 Further Bedrooms</b> | <b>Bathroom</b>             | <b>Store Room/Office</b>    |
| <b>Plenty of Garaging</b> | <b>Parking &amp; Garden</b> | <b>2 Large Outbuildings</b> |

**GUIDE PRICE £475,000**

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747  
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## Description

Tucked discreetly away just off the village street lies this attractive, detached barn conversion offering practical and versatile living accommodation in a location that appeals to buyers of all ages.

Believed to have been converted from a traditional farm buildings (the exact date of conversion is unknown), the property provides well-presented and comfortable living space, predominantly arranged on one level. The accommodation includes a stylish fitted kitchen/diner, a double aspect sitting room centred around a wood-burning stove, a contemporary bathroom and two ground floor double bedrooms one of which has an en suite shower room. A further bedroom is situated on the first floor and is accessed via stairs leading from the inner hall, creating an ideal guest room, hobby room or private retreat. Heating is via a brand new oil central heating boiler installed in 2025.

Externally, the property is equally impressive. Two substantial outbuildings provide excellent storage and workshop potential, both benefiting from electricity connections. In addition, above the three-bay barn is a useful first-floor office room, offering exceptional flexibility for those working from home, pursuing hobbies, or requiring additional ancillary space.

The attractive courtyard-style setting with a level lawned garden, ample storage facilities, parking and useful outbuildings combine to create a property that is far more than a conventional village home.

Offered to the market with no onward chain, the house is vacant and ready for a straightforward and speedy purchase.

## General Information

Services: Mains water, electricity are connected. Connection to mains drains. Oil fired central heating.

Council Tax: North Yorkshire Council - Band C

EPC Rating D

Viewing Arrangements: Strictly by appointment through the Agents.

Wombledon is a popular village of both modern and traditional style houses and cottages, located just off the main A170 Thirsk to Scarborough road approximately 2.5 miles to the west of Kirkbymoorside. Wombledon has a good dining pub, an active Village Hall, sports field and tennis court. There is a bus service to Kirkbymoorside and Helmsley both of which have a weekly market, a variety of shops, good eateries and other recreational facilities. The award winning Beadlam Grange Farm Shop on the way to Helmsley provides the ultimate farm shopping experience and is handy for those every day essentials. In the nearby village of Nawton there is Ryedale Comprehensive School and a reputable infant school.



# Accommodation

## Ground Floor

Approx. 186.3 sq. metres (1995.0 sq. feet)



## First Floor

Approx. 68.1 sq. metres (732.5 sq. feet)



Total area: approx. 253.4 sq. metres (2727.5 sq. feet)

Fir Tree Court, Wombleton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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