

# ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



## ORCHARD DENE, HUTTON-LE-HOLE, NORTH YORKSHIRE, YO62 6UD

**A splendid detached stone built property occupying an elevated position in the centre of this picturesque village and flanked by a meandering stream**

**Entrance Porch**

**Snug/Study**

**Oil Central Heating**

**Sitting Room**

**Shower Room**

**Double Glazed**

**Garden Room**

**Five Bedrooms**

**Sizeable well stocked Garden**

**Dining Kitchen**

**(Master En Suite)**

**Ample Drive Parking**

**Utility Room**

**House Bathroom**

**EPC Rating D**

**PRICE GUIDE: £750,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747  
Email: [enquiries@rwestateagents.co.uk](mailto:enquiries@rwestateagents.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

Orchard Dene is a handsome double fronted stone house of around 2400 square feet, that stands boldly in the very middle of this highly sought after moorland village, but away from the main road on a quiet back lane. The house was built in the 1970s with stone from a former methodist chapel and is surrounded by its beautiful gardens.

Inside the living space is immaculately presented having a modern open plan dining kitchen with a multi fuel stove and a separate utility room. There is a sitting room with a second multi fuel stove which adjoins a garden room with a glorious outlook over the rear garden. Upstairs to the main house there are four bedrooms, although the current owners have one of these as a dressing room. The master bedroom has an en suite shower room and the other three are served by the house bathroom. To the rear of the house is a study/snug, a shower room and stairs up to another double bedroom.

Outside there is drive parking along the western boundary and a private, well stocked garden to the other three sides. The stream that runs through the village also meanders around Orchard Dene's North and Eastern boundary.

## General Information

**Location:** Hutton-le-Hole is a popular village on the southern edge of the North York Moors National Park where a community of traditional stone properties are grouped around wide open greens where sheep graze freely and a shallow moorland stream meanders through. Surrounded by excellent walking and riding country, the village lies just three miles north of the A170 giving quick and easy access to the local market towns of Kirkbymoorside, Pickering and Helmsley. The village is also within commuting distance of the north east, taking the most direct route along Blakey Ridge which passes through spectacular moorland scenery.

**Services:** Mains water and electricity are connected. Connection to mains drains. Telephone connection subject to the usual British Telecom regulations. Oil fired central heating.

**Council Tax:** We are informed by Ryedale District Council that this property falls in band F.

**Tenure:** We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

**Directions:** On entering the village from a southerly (A170) direction continue down the hill taking the first left turn, follow the right fork that runs along side the beck with Orchard Dene being a couple of hundred yards along on the right hand side.

**Viewing Arrangements:** Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800



# Accommodation



Total area: approx. 220.1 sq. metres (2369.0 sq. feet)  
Orchard Dene, Hutton Le Hole

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</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	
<b>56</b>	
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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