



HEWETSON & JOHNSON

A handsome house with five bedrooms, a generous garden and pony paddocks

Wyville House, The Lawns, Slingsby, YO62 4AW



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Wyville house is a great looking home with views over the Howardian Hills. It offers wonderful family accommodation and three paddocks in just over an acre. The combination of a period village house together with a decent garden and paddocks is extremely rare.

Ben Pridden

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- Entrance hall
- Living room
- 5 Bedrooms
- Off street parking and garage
- Paddocks
- Drawing room
- Kitchen/dining room
- Bathroom and shower room
- Garden
- In all just over an acre

Location

Slingsby is a popular village on the fringes of the Howardian Hills, with a popular pub and primary school. The Lawns is quietly tucked away to the west of the village beyond the sports club with its public tennis court and children's play area. Ampleforth College (8.5 miles) and Terrington Hall (5.5 miles) are the nearest private schools

Malton (6.6 miles) is the closest town, offering extensive services including a secondary school, supermarkets, independent shops and a train station with direct services to York. York (19 miles) has a mainline train station with regular services to London in under 2 hours.

The House and Grounds

Wyville House has been a wonderful family home for the current owners since 2017. They sympathetically renovated and improved the property, creating a modern home whilst retaining many period features, including the attractive floor tiles to the ground floor.

The accommodation is well laid out, providing two generous reception rooms and an impressive kitchen/living room with bi-folding doors onto a paved terrace. To the first floor there are five bedrooms sharing a shower room and house bathroom. The master bedroom measures some 22 feet in length.

The grounds offer a great combination of garden and paddocks, including the two paddocks to the front and a stable block. There is a terrace, large back garden with well planted borders, and 3 paddocks in all. The land extends to just over an acre.

Services

Mains drainage, mains water and oil central heating

Council Tax

Band F payable to North Yorkshire Council

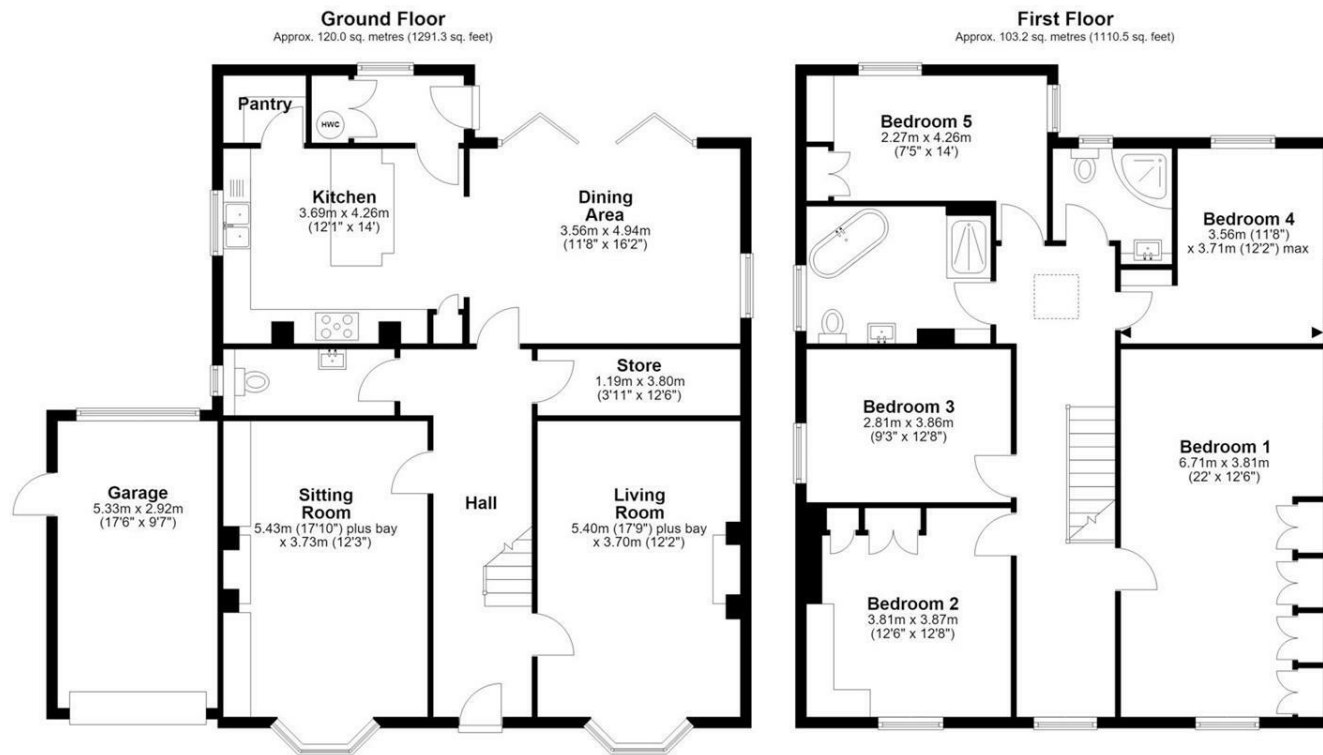
Connectivity

Superfast internet is available (Ofcom) and the mobile reception is "variable outdoors" (Ofcom)









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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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		
England & Wales		
EU Directive 2002/91/EC		

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