



**WAYSIDE, MAIN STREET  
SAWDON, NORTH YORKSHIRE**

**Cundalls**







## WAYSIDE

MAIN STREET, SAWDON  
NORTH YORKSHIRE  
YO13 9DY

*Scarborough 10 miles Malton 17 miles, York 35 miles, Leeds 60 miles (all distances are approximate)*

**A beautifully presented family home, providing over 2,500 square feet of exceptionally versatile accommodation set within almost an acre of newly landscaped garden and paddock and located within a sought after rural village.**

- Thoroughly updated accommodation, stylishly presented throughout.
- Sitting Room - Snug – Utility Room - Cloakroom – large open plan Dining Kitchen with bespoke kitchen units – rear facing Garden Room
- Three large double bedrooms; including one with en-suite and dressing room – House Bathroom
- Interconnecting annexe rooms providing – reception room – shower room – Bedroom Four – first floor attic room.
- Set in land and grounds of almost an acre, including grass paddock and family garden.

**GUIDE PRICE £680,000**

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## DESCRIPTION / BACKGROUND

Situated in the sought after village of Sawdon, Wayside is an attractive period property where there is no need to compromise character for modern efficiency. Wayside is a rarity, having been thoroughly improved to create an ideal family home with modern up to date accommodation, beautifully presented throughout. Wayside stands in large grounds with a well-established garden, a recently fitted children's' adventure playground and a detached home office/entertaining area. Almost an acre of land in total, making it a wonderful lifestyle property with a wide range of appeal.

The accommodation is beautifully presented throughout and amounts to over 2,500 ft in total, entrance hall, front facing sitting room with multi fuel stove, cosy snug with multi fuel stove, rear hall and utility with separate cloakroom, large breakfast kitchen with handmade and joiner fitted units and a comprehensive range of high specification integrated appliances. To the rear, with a triple aspect is a light and airy west facing garden room with views over the garden and towards the land.

To the ground floor there is a suite of rooms which provides ground floor bedroom, wet room and reception room with access up into an attic room. The annexe area adjoins the main accommodation, but benefits from an independent access, making it ideal for those buyers looking for a separate annexe, but equally well suited to complement the existing accommodation as a home office, study or hobby space. Upstairs are three large double bedrooms, one with en-suite shower room and a generous house bathroom with freestanding bath and separate shower.

For all that the property has 19th century origins, the ethos is firmly set in the 21<sup>st</sup> Century. The property benefits from air source central heating, full underfloor heating, solar panels and high specification kitchen and bathrooms fittings. Wayside scores exceptionally well for a period property in terms of energy efficiency and environmental impact, scoring a mid to high C in both areas.

Sawdon is a quiet rural village located about a mile off the A170 north of Brompton By Sawdon. A traditional village which is typified by a Main Street lined by character properties, it is wonderfully situated for outdoor activities, with miles of walks literally from doorstep, along with bridleways and an easy access into Dalby Forest. The village has an active village hall and a newly re-opened pub; The Anvil Inn. Primary education is close by at the well regarded Brompton Primary School and all other amenities are close at hand in either Scarborough 7 miles distant or Malton which is just 10 miles away, where there is a railway station and connections to York and onto mainline services.

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## ACCOMMODATION

### ENTRANCE HALL

4.50 m(14'9") x 1.80 m(5'11")

Panelled painted front door with window light overhead. Stone flagged floor. Stairs to the first floor. Under stairs cupboard. Recessed ceiling lights.

### SITTING ROOM

4.13 m(13'7") x 3.80 m(12'6")

Cast iron multifuel stove set on a stone hearth with inset oak mantel over. Recessed ceiling lights. Sash window to the front. Television point.



### SNUG

4.20 m(13'9") x 3.60 m(11'10")

Cast iron multifuel stove set on a stone hearth, within an arched recess. Recessed ceiling lights. Sash window to the front. Television point. Door through to the annexe rooms.





#### UTILITY/REAR HALL

5.30 m(17'5") max x 3.00 m(9'10") max

Range of fitted base and wall units incorporating inset Belfast sink with mixer taps. Corian worktops. Automatic washing machine point. Stone flagged floor. Composite panelled back door with windows to both sides. Fitted coat hooks. Recessed ceiling lights.



#### CLOAKROOM

1.80 m(5'11") x 1.30 m(4'3")

Stone flagged floor. Low flush WC. Cantilever wash hand basin set on a plinth. Extractor fan.

#### BREAKFAST KITCHEN

5.60 m(18'4") x 4.12 m(13'6")

Range of bespoke fitted base and wall cabinets incorporating inset stainless steel sink unit with mixer tap. Corian worktops with a polished finish. Island unit with breakfast bar. Integrated Bosch double electric oven. Four ring induction hob with chrome extractor overhead. Integrated Bosch microwave. Integrated fridge freezer. Integrated wine fridge. Wired for Sonas speakers. Stone flagged floor. Window out to the side. Double doors into the garden room.





#### GARDEN ROOM

6.00 m(19'8") x 4.30 m(14'1")

Stone flagged floor. Fully glazed to three sides with a lovely aspect westward over the garden. French windows out onto the garden. Fully wired for Sonas speakers.



**FIRST FLOOR** - Recessed lighting. Loft access hatch. Walk in airing cupboard with slatted shelving and housing the hot water cylinder and heating manifold.

#### BEDROOM ONE

5.50 m(18'1") x 4.20 m(13'9")

Casement window to the rear with a lovely west facing aspect. Range of fitted wardrobes. Recessed lighting. Television point.



#### BEDROOM TWO

4.14 m(13'7") x 3.80 m(12'6")

Sash window to the front. Recessed ceiling lights. Television point. Exposed purlins. Walk in dressing room with fitted rails and shelving.

#### EN-SUITE SHOWER ROOM

2.40 m(7'10") x 2.00 m(6'7")

Walk in shower with dual rain head shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Natural stone tiled floor and walls to part. Sash window to the side.





**BEDROOM THREE**

4.00 m(13'1") x 3.60 m(11'10")

Sash window to the front. Recessed ceiling lights. Television point. Exposed purlins.



**BATHROOM**

3.80 m(12'6") x 3.00 m(9'10")

Freestanding claw foot bath. Low flush WC. Pedestal wash hand basin. Shower with fully tiled surround in natural stone. Wide original floorboards. Chrome heated ladder towel rail. Recessed ceiling lights. Casement window to the rear.



**ADJOINING GROUND FLOOR ANNEXE ROOMS**

Stone flagged floor. Two sets of double doors into the annexe.

**RECEPTION ROOM**

3.40m(11'2") x 3.20m(10'6") min

Exposed wooden floorboards. Window to the front. Stairs up to the loft room.

**WET ROOM**

2.40 m(7'10") x 1.10 m(3'7")

Shower. Low flush WC. Pedestal wash hand basin. Fully tiled walls. Window.

**GROUND FLOOR BEDROOM FOUR/STUDY**

4.15 m(13'7") x 1.98 m(6'6")

Sash window to the side. Recessed ceiling lights.

**ATTIC ROOM**

4.50 m(14'9") x 2.80 m(9'2")

Velux roof light. Exposed stone wall to part.



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## OUTSIDE

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### GARDEN ROOM

3.80 m(12'6") x 3.00 m(9'10")

Newly constructed detached building, fully insulated and with electric light power and electric heating. Fitted bar. Window to the south. Door outside.

### GARDEN

Wayside stands back from the village street in a slightly elevated position with an attractive cottage garden to its front. A lengthy driveway leads in off the road and round to the rear of the house where there is ample off-street parking.

To the immediate rear of the house is a lawned garden with hard paved patio area and a detached garden room, which can be utilized for a multitude of uses but with light, power and heating it is a fantastic space to entertain from within the garden. Beyond the lawned garden sits a recently constructed children's adventure playground, with slides, climbing frames, swings and willow garden.

### LAND

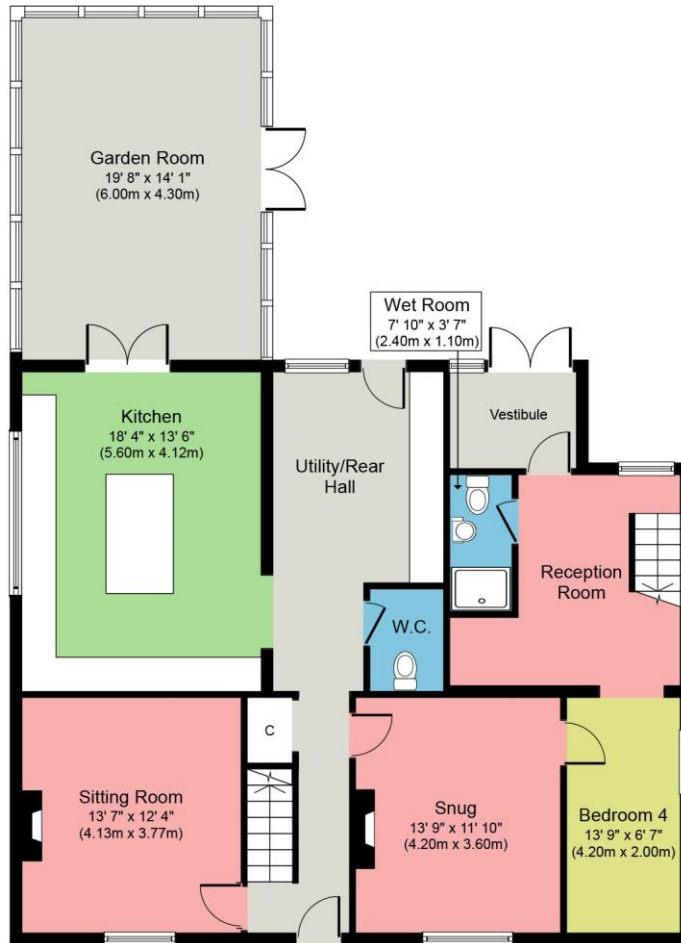
Beyond the playground land lies the paddock, securely stock fenced to all sides and with a useful timber field shelter in the far corner.



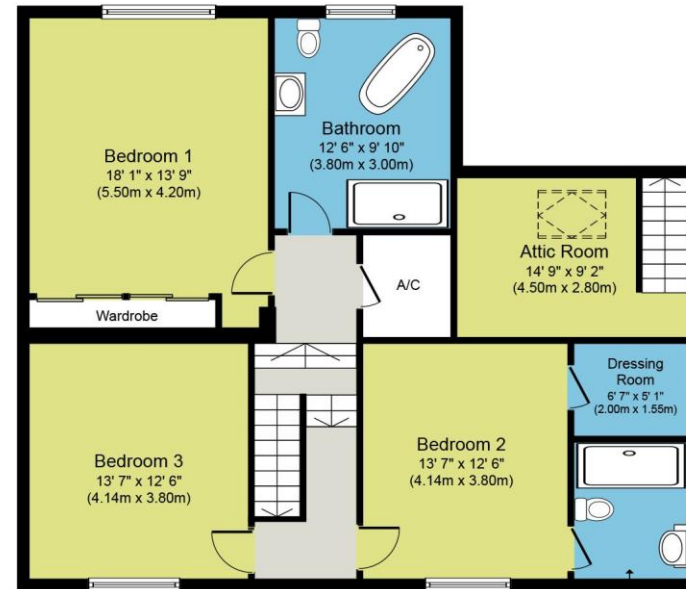








**Ground Floor**  
 Approximate Floor Area  
 1,464 sq. ft.  
 (136.0 sq. m.)



**First Floor**  
 Approximate Floor Area  
 1,098 sq. ft.  
 (102.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no rights of way over the property.

### BOUNDARIES

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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.

### ENERGY PERFORMANCE CERTIFICATE

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An EPC has been prepared for Wayside and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Scoring: C73

### METHOD OF SALE

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The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, or Tom Watson on 01653 697820, email: [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk)/[tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk)

### GENERAL INFORMATION

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Services: Mains electric, water & drainage. Air Source central heating. Underfloor heating throughout. Solar panels for the hot water. High speed broadband & 4G available (provider dependant)  
Planning: North York Moors National Park, Helmsley  
Council Tax: Band E  
Tenure: The property is Freehold and vacant possession will be given upon completion.  
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766  
Postcode: YO13 9DY

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale



