



**FARMANBY HOUSE
ROXBY ROAD, THORNTON LE DALE**

Cundalls



FARMANBY HOUSE

ROXBY ROAD, THORNTON LE DALE

YO18 7TA

Pickering 2 miles, Malton 8 miles, York 25 miles, Leeds 53 miles (all distances approximate)

A beautifully restored period property set in over a third of an acre and providing substantial accommodation over three floors.

Located only stone's throw from the centre of this sought after National Park village.

- Thoroughly renovated and extended accommodation with an exceptionally versatile layout and a stylish finish throughout
- Over 3,000 square feet in total: Entrance Vestibule - Entrance Hall – Sitting Room – Living Room – Dining Kitchen – Utility Room – Garden Room – Shower Room
- Four first floor bedrooms; two with en-suite shower rooms – House Bathroom
- Two further second floor bedrooms – Bathroom – Study
- Beautifully landscaped grounds of 0.35 of an acre, which encircle the property to all sides. Ample off-street parking.

OFFERS IN THE REGION OF £870,000

DESCRIPTION

Farmanby House is a distinctive and substantial Edwardian period residence, occupying a prominent position upon Roxby Road, only a short walk from the centre of this popular National Park village. An elegant home which provides over 3,000 square feet of extremely adaptable accommodation, the house has been completely restored by the current owners, using highly regarded local builders A&D Sturdy. The comprehensive renovation included a full re-wire, new central heating system and most windows throughout and the accommodation was remodeled, with bedrooms reinstated, new bathrooms fitted, and careful attention paid to restoring a number of character touches sympathetic to the era of the property and a stylish finish throughout.

The accommodation is arranged over three stories and comprises, large entrance hall with original stained glass double doors and a handsome return staircase. Two front facing reception rooms with bay windows to the east. Large dining kitchen with double doors opening out onto the stone flagged terrace to the rear and open through to a contemporary garden room with vaulted ceiling; overall an ideal entertaining space. To the ground floor there is also a utility room and ground floor shower room. To the first floor are four double bedrooms, two with en-suite shower rooms and the main house bathroom. To the top floor are two further double bedrooms, a separate bathroom and the study. Great attention has been paid to the efficiency of running the house, with double glazed units throughout, underfloor heating to part of the ground floor and zoned heating throughout the property. There are solar panels which contribute towards the hot water.

Farmanby House is set within grounds amounting to 0.35 of an acre, with a large driveway to the side offering ample off street parking. The grounds have been professionally designed to combine formal spaces and terraced seating areas with a more traditional lawned garden to the rear.

LOCATION

Thornton le Dale is one of North Yorkshire's most picturesque and popular National Park Villages. The village is centred around Thornton Beck and the Green, clustered around which are a number of small independent shops and eateries, including two public houses and bistro. The village lies on the doorstep of some of the most beautiful countryside in the area with endless opportunity for outdoor recreation.

Thornton le Dale is situated approximately two miles east of the popular market town of Pickering and eight miles north of Malton and enjoys easy access to the A64 providing links to the wider metropolitan area. Malton benefits from a train station with regular services to the main line station of York, where there are direct services to London, Leeds & Edinburgh.

ACCOMMODATION

ENTRANCE VESTIBULE

2.70 m x 1.70 m

Glazed front double doors with windows to either side. Tiled floor. Inner glazed door with stained glass design.

ENTRANCE HALL

3.80 m x 3.00 m

Engineered oak floor. Molded coving and picture rail. Telephone point. Return stairs to the first floor with leaded glazed window to the half landing. Large understairs storage area. Radiator.



SHOWER ROOM

2.90 m (9'6") x 0.90 m (2'11")

Walk in shower cubicle with a fully tiled surround. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Tiled floor. Recessed ceiling lights. Extractor fan.

SITTING ROOM

4.30 m (14'1") x 4.30 m (14'1")

Bay window to the front elevation. Casement window to the side. Engineered oak floor. Stone fireplace with limestone hearth and housing a multi fuel stove. Molded coving. Picture rail. Television point. Pair of radiators.



LIVING ROOM

4.30 m (14'1") x 4.30 m (14'1")

Bay window to the front elevation. Engineered oak floor. Stone fireplace with inset gas fire. Molded coving. Picture rail. Television point. Radiator.

DINING KITCHEN

6.70 m max (22'0") x 6.30 m max (20'8")

A dual aspect room with casement windows to both sides and French doors opening out to the garden, directly onto the stone flagged terrace. Range of fitted base and wall cabinets with granite worktops incorporating inset double sink unit. Bespoke island unit with matching granite tops and breakfast bar. Matching dresser. Belling dual fuel range cooker with extractor overhead. Integrated freezer. Recessed ceiling lights. Plate racks. Pendant light fittings to the island and dining area.



UTILITY ROOM

2.70 m (8'10") x 2.20 m (7'3")

Fitted base units incorporating stainless steel sink unit. Automatic washing machine point. Dishwasher point. Overhead Sheila Maid. Fitted cupboard housing the underfloor heating controls. Large, fitted storage cupboard. Door out to the side.

GARDEN ROOM

5.00 m (16'5") x 3.50 m (11'6")

Vaulted ceiling with four conservation roof lights. Casement windows overlooking the garden. Rias stove – thermostatically controlled gas living flame. Engineered oak floor.



FIRST FLOOR

LANDING

Engineered oak floor. Original airing cupboard with slatted shelves. Radiator.

BEDROOM ONE

4.30 m (14'1") x 4.30 m (14'1")

Dual aspect room with windows to the front and side elevations. Feature period style pewter basket fireplace with a polished granite hearth. Picture rail. Radiator.

EN-SUITE SHOWER ROOM

2.70 m (8'10") x 1.00 m (3'3")

Walk in shower cubicle with a tiled surround. Low flush WC. Pedestal wash hand basin. Tiled floor. Chrome heated ladder towel rail. Casement window. Extractor fan. Recessed ceiling lights.



BEDROOM TWO

4.30 m (14'1") x 4.30 m (14'1")

Dual aspect room with windows to the front and side elevations. Feature period style pewter basket fireplace with a polished granite hearth. Radiator. Picture rail.



EN-SUITE SHOWER ROOM

2.70 m (8'10") x 1.00 m (3'3")

Walk in shower cubicle with a tiled surround. Low flush WC. Pedestal wash hand basin. Tiled floor. Chrome heated ladder towel rail. Casement window to the side. Extractor fan. Recessed ceiling lights.

BEDROOM THREE

6.30 m (20'8") x 3.40 m (11'2")

Casement windows to the rear and side elevation. Pair of radiators. Picture rail.



BEDROOM FOUR

6.30 m (20'8") x 3.40 m (11'2")

Dual aspect room with windows to the rear and side elevations. Pair of radiators. Picture rail. Loft access hatch. The loft area is boarded out and houses the gas boiler and the water tanks.

BATHROOM

2.40 m (7'10") x 1.90 m (6'3")

Bath with a tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Tiled floor. Chrome heated ladder towel rail. Casement window to the side. Extractor fan. Recessed ceiling lights.



SECOND FLOOR

LANDING

Radiator. Engineered oak floor. Loft inspection hatch.

BEDROOM FIVE

5.70 m (18'8") x 3.60 m (11'10")

Dual aspect room with windows to either side. Pair of radiators. Eaves storage.

BEDROOM SIX

4.20 m (13'9") x 2.50 m (8'2")

Conservation roof light. Casement window to the front. Radiator.

STUDY

4.20 m (13'9") x 2.50 m (8'2")

Conservation roof light. Casement window to the front. Radiator.

BATHROOM

3.00 m (9'10") x 1.80 m (5'11")

Bath with a tiled surround with shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Eaves storage cupboard. Tiled floor. Recessed ceiling lights. Extractor fan. Conservation roof light.

GARDEN & GROUNDS

Farmanby House sits just off Roxby Road, only a short distance from the centre of the village but is well set back from the street and occupies a peaceful yet very accessible position.

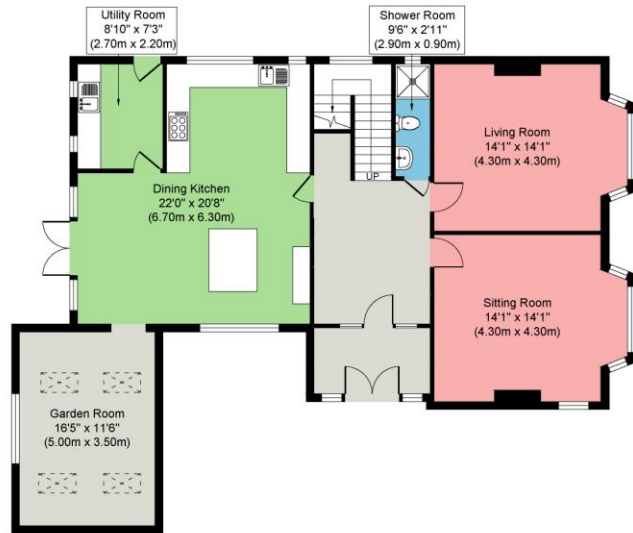
Outside, the grounds have been professionally landscaped, with a sheltered south facing terrace to the side inspired by an Italian garden design. Designed with embedded borders filled with lavender and euonymus hedging, arranged around a water feature. A pair of flowering cherries stand in the far border.

To the rear the garden is laid to lawn with a number of well-established fruit trees and securely bordered by fencing and beech hedges. To the immediate rear of the house is a bord stone flagged terrace, with a number of seating areas, designed to follow the sun in what is a sheltered and especially sunny garden.

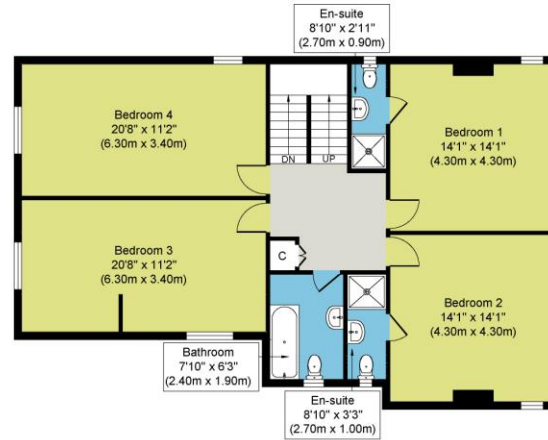
Within the grounds are a pair of useful buildings, including two timber garden sheds. There is an outside water supply and a generous driveway to the front, which offers scope to park any number of vehicles.



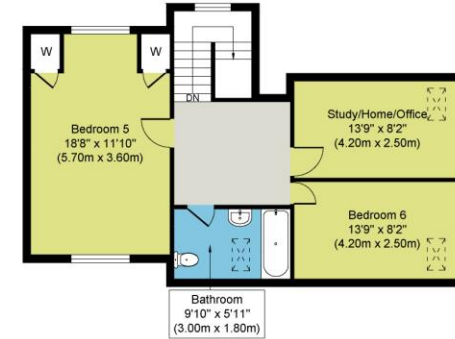




Ground Floor
Approximate Floor Area
1352 sq. ft
(125.62 sq. m)



First Floor
Approximate Floor Area
1148 sq. ft
(106.74 sq. m)



Second Floor
Approximate Floor Area
665 sq. ft
(61.80 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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.

BOUNDARIES

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

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

METHOD OF SALE

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, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water, gas, drainage & electricity.
Planning: North York Moors National Park
Council Tax: Band G
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: YO18 7TA

Details prepared January 2024. Shots from Jan 2024 & April 2024.

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 bought 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.

