

## NEW WELLS NORTH BACK LANE, TERRINGTON



**A traditionally styled, stone-built detached house offering four-bedroom accommodation, occupying a pleasant position in a sought-after village within the Howardian Hills Area of Outstanding Natural Beauty.**

Vestibule, entrance hall, guest cloaks/shower room, sitting room, garden room, study, kitchen/dining room, utility room, galleried landing, master bedroom, en-suite bathroom, bedroom two with en-suite shower room, two further bedrooms & a house bathroom.

Air-source central heating. Double-glazing. PV Solar panels.

Ample parking & attractive gardens.

### GUIDE PRICE £675,000

Built around 25 years ago to an individual design, New Wells is an appealing detached house, offering well planned four-bedroom accommodation, with a number of interesting features.

The house is constructed of natural stone, beneath a clay pantile roof and benefits from double-glazed windows, a recently installed air-source central heating system and photovoltaic solar panels.

The property occupies a pleasant position with Terrington, overlooking open fields, and offers accommodation of almost 1,800sq.ft. In brief it comprises vestibule, entrance hall, guest cloaks/shower room, 24ft sitting room with multi-fuel stove, garden room, study, kitchen/dining room and utility room. Upstairs, four bedrooms and a house bathroom lead off an impressive galleried landing, and the two principal bedrooms both have en-suite facilities.

Externally there are gardens principally to the front, side and rear, which are primarily laid to lawn, interspersed with a variety of trees, including espaliered hornbeam along the perimeter of the western stone wall boundary. The rear garden enjoys a lovely, south-facing aspect and enjoys a good amount of privacy. Double gates open onto a gravelled driveway and there is ample space to construct a garage, if required.

Terrington is a sought-after, conservation village located within the Howardian Hills Area of Outstanding Natural Beauty. As its name suggests, North Back Lane runs along the northern side of the main village street, and New Wells, can be easily identified by our 'For Sale' board. Terrington benefits from an excellent village shop, doctor's surgery, primary and prep schools, and a modern village hall. Despite its rural feel, the village is within easy striking distance of Malton, York and the A64 trunk road.



## **ACCOMMODATION**

### **VESTIBULE**

2.2m x 1.5m (7'3" x 4'11")

Quarry tile floor. Inner door to:

### **ENTRANCE HALL**

Staircase to the first floor. Feature stone wall. Radiator.



### **GUEST CLOAKS / SHOWER ROOM**

2.6m x 0.9m (8'6" x 2'11")

White suite comprising shower cubicle, wash basin and low flush WC. Quarry tile floor. Radiator.

### **SITTING ROOM**

7.5m x 3.8m (max) (24'7" x 12'6")

Multi-fuel stove set on a quarry tile hearth. Television point. Casement windows to the front and side. French doors opening into the Garden Room. Two radiators.



### **GARDEN ROOM**

3.0m x 2.1m (9'10" x 6'11")

Stone flagged floor. Radiator.





**STUDY**

3.2m x 2.9m (10'6" x 9'6")

French doors opening onto the rear garden. Radiator.



**UTILITY ROOM**

2.8m x 2.0m (9'2" x 6'7")

Automatic washing machine point. Stable door to the rear. Radiator.



**KITCHEN / DINING ROOM**

7.4m x 3.0m (max) (24'3" x 9'10")

Range of joiner-built kitchen cabinets with solid oak work surfaces and incorporating a ceramic sink unit. Integrated electric double oven, ceramic hob and dishwasher. Stripped floorboards. Casement windows to the front and side. Radiator.

**FIRST FLOOR**

**GALLERIED LANDING**

Vaulted ceiling with exposed roof trusses and Velux roof light. Airing cupboard. Radiator.



### BEDROOM ONE

3.6m x 3.4m (11'10" x 11'2")

Casement windows to the front and side. Radiator.



### BEDROOM THREE

3.3m x 3.0m (10'10" x 9'10")

Fitted wardrobe. Casement windows to the side and rear. Radiator.

### EN-SUITE BATHROOM

2.5m x 1.9m (8'2" x 6'3")

White suite comprising bath with shower over, wash basin, bidet, and low flush WC. Extractor fan. Wall light point. Radiator.

### BEDROOM TWO

3.7m x 3.4m (max) (12'2" x 11'2")

Fitted wardrobe. Casement windows to the front and side. Radiator.



### BEDROOM FOUR

3.5m x 2.0m (11'6" x 6'7")

Casement windows to the side and rear. Radiator.

### EN-SUITE SHOWER ROOM

2.5m x 2.0m (8'2" x 6'7")

White suite comprising shower cubicle, wash basin and low flush WC. Extractor fan. Two wall light points. Casement window to the front. Connecting door to Bedroom One. Radiator.





## HOUSE BATHROOM

2.9m x 1.9m (9'6" x 6'3")

White suite comprising bath with shower over, wash basin and low flush WC. Two wall light points. Casement window to the rear. Radiator.



## OUTSIDE

Timber double gates on the eastern side of the house open onto an expansive driveway offering ample room to park. There are attractive and neatly maintained gardens to the three other sides, the rear garden enjoying a delightful south-facing aspect. In addition to lawn and a paved terrace with covered seating area, there is a variety of trees and shrubs, a useful garden shed and a log store.

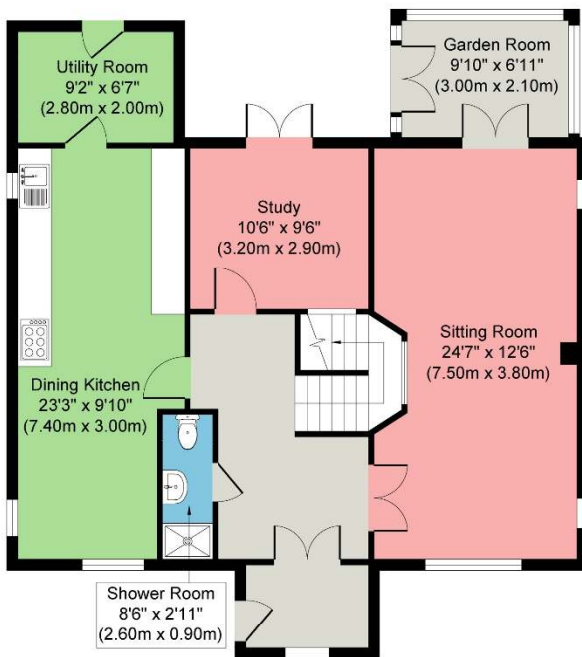


## GENERAL INFORMATION

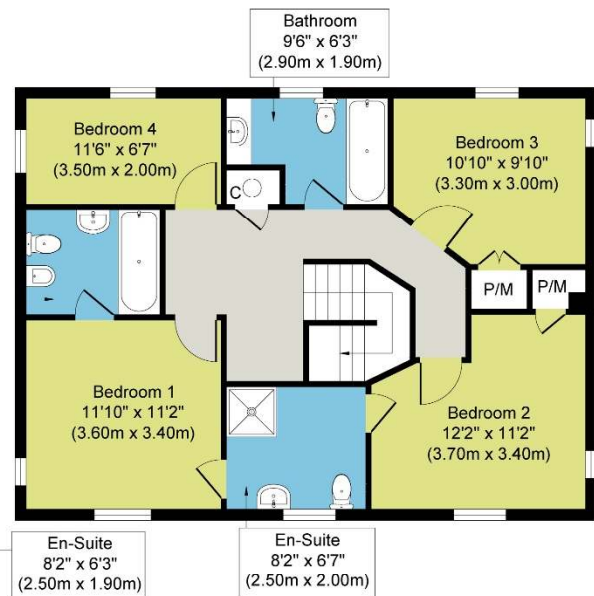
Services: Mains water, electricity, and drainage.  
Air-source central heating.  
Council tax: Band: F (North Yorkshire Council).  
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.  
Post Code: YO60 6NS.  
EPC Rating: Current: C70. Potential: A94.  
Viewing: Strictly by prior appointment through the Agent's office in Malton.



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



**Ground Floor**  
Approximate Floor Area  
976 sq. ft  
(90.67 sq. m)



**First Floor**  
Approximate Floor Area  
801 sq. ft  
(74.3 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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