

## ETT HEM MANOR HOUSE 1 MAIN STREET, GARTON ON THE WOLDS



**A fascinating, three-bedroom Grade II Listed semi-detached house with part-walled rear garden, in need of updating and improvement.**

Entrance vestibule, dining/reception hall, sitting room, dining kitchen, side lobby, utility room, guest cloakroom, three double bedrooms & house bathroom.

Character property in need of modernisation & improvement.

LPG central heating.

Part-walled garden to the rear.

No onward chain.

Adjacent grass paddock available by further negotiation.

### GUIDE PRICE £225,000

This unique semi-detached property is understood to date from around 1725 and is understood to comprise half of a former Manor House. The building is Grade II Listed, being of architectural or historic interest and was split many years ago from its adjoining neighbour. The house appears to be in sound structural condition but is now ready for a scheme of modernisation and improvement, but retains a number of appealing original features and offers great potential.

The accommodation amounts to over 1,600sq.ft, and is arranged over three floors and comprises entrance vestibule, dining/reception hall, sitting room, dining kitchen, side lobby, utility room and guest cloakroom. Over the upper two floors are a total of three double bedrooms and a house bathroom.

Externally there is a good-sized, part-walled garden to the rear of the house, which extends in a north-easterly direction. The house enjoys a delightful outlook over the paddock and towards the Church of St Michael & All Angels.

The grass paddock across the road is available by further negotiation, and amounts to approximately 1.9 acres.

Garton on the Wolds is a traditional, rural village located approximately two miles west of the market town of Driffild, where there is an excellent range of amenities. Malton is around 16 miles north-west, and the City of York is around 25 miles. The house lies within the Garton on the Wolds Conservation Area.



## **ACCOMMODATION**

### **ENTRANCE VESTIBULE**

Quarry tile floor. Wall light. Coat hooks. Inner door to:-

### **DINING / RECEPTION HALL**

4.9m x 3.3m (max) (16'1" x 10'10")

Ceiling cornice. Quarry tile floor. Staircase to the first floor. Sash window to the front. Understairs cupboard. Radiator.



### **SITTING ROOM**

4.9m x 4.0m (16'1" x 13'1")

Ceiling cornice. Sash window to the front. Two wall lights. Television point. Radiator.



#### DINING KITCHEN

5.0m x 4.8m (max) (16'5" x 15'9")

Range of kitchen units incorporating a single drainer sink unit and four ring gas hob with extractor above and a NEFF circo-therm oven. Two oven, electric AGA. Telephone point. Television point. Casement windows to the side and rear. Two radiators.



#### SIDE LOBBY

Door to outside.

#### UTILITY ROOM

3.2m x 1.9m (10'6" x 6'3")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Ideal gas fired central heating boiler. Yorkshire sliding sash window to the rear.

#### GUEST CLOAKROOM

1.4m x 1.1m (4'7" x 3'7")

White low flush WC and wash basin. Casement window to the rear.

#### FIRST FLOOR

##### LANDING

Yorkshire sliding sash window to the rear. Fitted bookshelves. Radiator.

##### BEDROOM ONE

5.0m x 3.3m (16'5" x 10'10")

Ceiling cornice. Period fireplace. Two telephone points. Sash window to the front. Radiator.



##### BEDROOM TWO

5.0m x 4.0m (max) (16'5" x 13'1")

Staircase to the second floor. Period fireplace with painted surround and cast-iron insert. Dado rail. Telephone point. Sash window to the front. Two radiators.



##### BATHROOM & WC

3.6m x 1.9m (11'10" x 6'3")

Matching suite comprising bath, separate shower cubicle, wash basin and low flush WC. Yorkshire sliding sash window to the side. Velux roof light to the rear. Radiator. Heated towel rail.



## SECOND FLOOR

### BEDROOM THREE

8.7m x 2.6m (min) (28'7" x 8'6")

Exposed beams and roof trusses. Television point. Velux roof light to the rear. Yorkshire sliding sash window to the side. Two radiators.



## OUTSIDE

To the rear of the house is an enclosed and part-walled garden, which extends in a north easterly direction. It features a paved patio area, lawn, shrub borders, a variety of trees, small pond, an aluminium framed greenhouse and brick outhouse.



## GENERAL INFORMATION

Services:	Mains water, electricity and drainage. LPG central heating.
Council Tax:	Band: C (East Riding of Yorkshire Council).
Tenure:	We understand that the property is Freehold. A flying Freehold extends over a portion of the kitchen.
Post Code:	YO25 3EU.
EPC Rating:	Current: G2. Potential: E50.
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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.