

THE MEADOWS WEAVERTHORPE



A superb, modern six bedroom village house offering exceptionally spacious & well-appointed accommodation of almost 2,600sq.ft, together with double garage & workshop within a large plot of nearly one third of an acre.

Entrance hall, guest cloakroom, sitting room, open-plan kitchen/dining room, utility room, first floor landing, master bedroom with balcony, dressing area, & en-suite shower room, guest bedroom with en-suite shower room, four further double bedrooms & house bathroom.

Large double garage & workshop, two driveways with ample parking, extensive gardens & garden room with kitchen area & cloakroom.

A thoroughly impressive family home which is well worthy of viewing.

GUIDE PRICE £650,000

This impressive family home occupies a superb plot of almost one third of an acre, and offers exceptionally spacious accommodation of almost 2,600sq.ft, with up to six double bedrooms, all presented to a good standard throughout. The house was built around 12 years ago by a respected local builder to an exacting standard, and with great attention to detail.

Constructed of brick under a clay pantile roof, a number of attractive details have been included such as a string course around the house, arched lintels, and an oak-framed front porch. The house is packed with high levels of insulation, and there are double-glazed sash windows and an oil-fired central heating system.

A number of reclaimed materials have been incorporated throughout the house to add further character to this one-off home. The accommodation is arranged over three floors and comprises entrance hall with guest cloakroom, sitting room with log burner, a large open-plan kitchen/dining room, and a utility room. From the first floor landing a hidden doorway opens into an impressive master bedroom suite with dressing area, shower room and balcony overlooking the back garden. Further to this is a guest bedroom with en-suite shower room, four more double bedrooms (one currently used as a home office) and a house bathroom.

Externally there are driveways on either side of the house, the principal one leading around the rear to a large double garage and workshop. Most of the garden lies to the rear and is mostly laid to lawn, enjoying a southerly aspect and with long distance views from the top, where there is a useful, timber-clad garden room with separate cloakroom.

Weaverthorpe is one of the villages along the Great Wold Valley that runs between the villages of Duggleby and Foxholes. The villages of the valley often join together for community events and celebrations. The market town of Malton is located approximately 13 miles to the west and provides a good range of local facilities. Primary schooling is available in the nearby village of West Luton, and there is also a daily bus service to Malton.

ACCOMMODATION

ENTRANCE HALL

4.2m x 2.0m (max) (13'9" x 6'7")

Staircase to the first floor. Travertine tiled floor. Recessed spotlights. Thermostat. Radiator.

GUEST CLOAKROOM

1.5m x 0.9m (4'11" x 2'11")

White low flush WC and wash basin. Travertine tiled floor. Extractor fan.

SITTING ROOM

7.3m x 3.6m (23'11" x 11'10")

Cast iron Morso log burner set within a carved stone surround and hearth. Engineered oak floor. Exposed beam. Telephone point. Recessed spotlights. Sash window to the front, two to the side, and French doors opening onto the rear. Two radiators.



OPEN-PLAN KITCHEN / DINING ROOM

7.4m x 5.6m (max) (24'3" x 18'4")

Range of shaker style kitchen cabinets with polished granite work surfaces, incorporating a double bowl ceramic sink unit. Belling range cooker with extractor hood above, integrated fridge and freezer. Travertine tiled floor. Timber panelling to one wall. Recessed spotlights. Telephone point. Sash windows to the front, side, and rear. Two radiators.



UTILITY ROOM

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

Range of kitchen units with polished granite worktop, incorporating a sink unit. Automatic washing machine point. Travertine tiled floor. Sash window and stable door to the side. Personnel door to the Double Garage and Workshop. Recessed spotlights. Coat hooks. Radiator.



FIRST FLOOR

LANDING

Staircase to the second floor. Fitted storage cupboard. Recessed spotlights. Thermostat. Sash window to the front. Radiator.



MASTER BEDROOM

5.7m x 4.8m (18'8" x 15'9")

Recessed spotlights. French doors opening onto a balcony, overlooking the rear garden. Two sash windows to the side. Radiator.



DRESSING AREA

3.1m x 2.5m (10'2" x 7'3")

Velux roof light. Radiator.



EN-SUITE SHOWER ROOM

2.2m x 1.7m (7'3" x 5'7")

White suite comprising shower cubicle, wash basin and low flush WC. Tiled floor. Extractor fan. Recessed spotlights. Sash window to the side. Heated towel rail.

BEDROOM THREE

4.0m x 3.6m (13'1" x 11'10")

Sash window to the rear. Radiator.

EN-SUITE SHOWER ROOM

3.1m x 2.2m (10'2" x 7'3")

White suite comprising shower cubicle, wash basin on a vanity unit, and low flush WC. Extractor fan. Recessed spotlights. Velux roof light.



BEDROOM FOUR

3.6m x 3.2m (11'10" x 10'6")

Sash window to the front. Radiator.

BEDROOM TWO

3.9m x 3.5m (max) (12'10" x 11'6")

Sash window to the front. Radiator.



HOUSE BATHROOM

2.7m x 2.2m (8'10" x 7'3")

White suite comprising free-standing bath, wash basin and low flush WC. Tiled floor and walls. Extractor fan. Sash window to the rear. Heated towel rail.



SECOND FLOOR

LANDING

Velux roof light. Recessed spotlights.

BEDROOM FIVE

4.5m x 4.0m (max) (14'9" x 13'1")

Velux roof light. Access to eaves storage. Radiator.



BEDROOM SIX / HOME OFFICE

4.0m x 3.6m (13'1" x 11'10")

Velux roof light. Access to eaves storage. Radiator.

OUTSIDE

The house is set behind a lawned front garden, enclosed by a hornbeam hedge. There is ample space to park on two gated driveways, one of which leads around to a block paved courtyard. The vast majority of the garden lies to the

rear and is mostly laid to lawn. There are several areas of terracing, which are ideal for dining and relaxing, including one at the top of the garden which enjoys stunning views to open countryside beyond the village. In the north-eastern corner is a very useful garden room with cloakroom and kitchen area.



DOUBLE GARAGE & WORKSHOP

7.1m x 6.0m (23'4" x 19'8")

Plus 2.6m x 2.0m (8'6" x 6'7")

Twin doors opening onto the rear parking area, and another set opening onto the second driveway. Electric light and power. Low flush WC and wash basin. Cupboard housing the oil-fired central heating boiler and pressurised hot water cylinder. Radiator.

GARDEN ROOM

5.5m x 2.2m (max) (18'1" x 7'3")

French doors opening onto the garden. Electric light and power. Kitchen area with sink unit. Cloakroom with low flush WC.

GENERAL INFORMATION

Services: Mains water, electricity, and drainage.
Oil-fired 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.

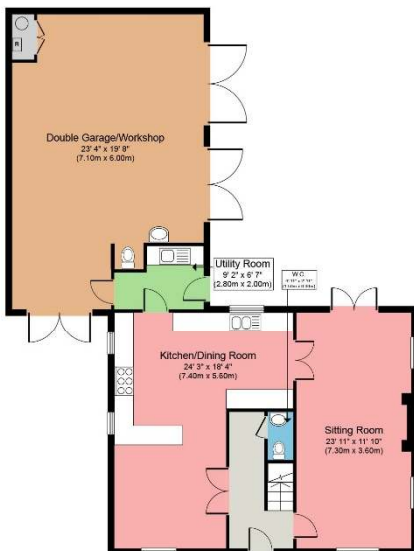
Post Code: YO17 8EY.

EPC Rating: Current: C74. Potential: C80.

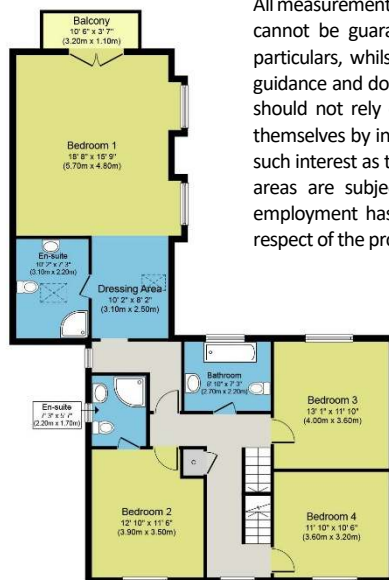
Viewing: Strictly by prior appointment through the Agent's office in Malton.



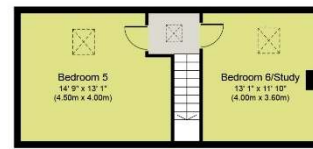
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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
1,341 sq. ft.
(124.6 sq. m.)



First Floor
Approximate Floor Area
1,253 sq. ft.
(116.4 sq. m.)



Second Floor
Approximate Floor Area
400 sq. ft.
(37.2 sq. m.)



Outbuilding
Approximate Floor Area
124 sq. ft.
(11.5 sq. m.)