

OLD SCHOOL HOUSE STATION ROAD, GANTON



A substantial & especially versatile period property set within extensive grounds of over half an acre & offering well-appointed accommodation of almost 3,400sq.ft, in a sought-after location overlooking the grounds of Ganton golf club.

Entrance hall, guest cloakroom, sitting room, living room, dining kitchen, utility room, six en-suite bedrooms & dressing room.

The property enjoys a versatile layout, working well as a single family home, but with scope to function as a principal house with additional annexe accommodation.

Extensive gardens & grounds, carriage driveway with ample parking & double garage.

Enviably location with open views.

GUIDE PRICE £725,000

Located off the A64 at the foot of the Yorkshire Wolds, Ganton is an easily accessible village located approximately 9 miles south-west of Scarborough and around 14 miles east of Malton. The village benefits from a pub, parish church, and modern village hall facility, but is probably best known for its nationally renowned golf course, which has hosted several high-profile tournaments, including the Ryder Cup.

As its name suggests, Old School House is a conversion of a Victorian school, and is one of only a small handful of properties which overlook the golf course, on the road leading to the club house. Constructed of brick under a slate roof, the house is extremely spacious and has been reconfigured and significantly improved by the current owners, creating an appealing family home which will hold appeal to a broad cross section of buyers.

The living accommodation is arranged over two floors and extends to almost 3,400sq.ft. The house functions well as one impressive family home but is arranged in such a way that the northern wing could easily be utilised as an annexe for dependent relatives, or perhaps let out (subject to any necessary consents).

The accommodation includes a superb dining kitchen with AGA and multi-fuel stove, a 20ft sitting room, a second reception room, up to six bedrooms and six bath/shower rooms.

The house sits well back from Station Road, within a plot of over half an acre, made up of extensive gardens, which are mostly laid to lawn, along with shrub borders, and patio areas. Approached via a carriage driveway, there is ample space to park, and a double garage adjoins the back of the house.



ACCOMMODATION

PORCH

Half-glazed door to:

ENTRANCE HALL

4.0m x 2.4m (13'1" x 7'10")

Oak flooring. Casement window to the side. Heritage radiator.



GUEST CLOAKROOM

2.0m x 1.8m (max) (6'7" x 5'11")

Low flush WC and wash basin. Tiled floor. Casement window to the rear. Heritage radiator.

STAIRCASE HALL

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

Return staircase to the first floor. Oak flooring. Understairs cupboard. Large, walk-in cupboard housing the pressurised hot water cylinder.

BEDROOM FOUR

4.3m x 3.4m (14'1" x 11'2")

Stripped floorboards. Two casement windows to the front. Radiator.



EN-SUITE SHOWER ROOM

3.0m x 1.8m (9'10" x 5'11")

Double shower cubicle, wash basin in vanity unit, and low flush WC. Stripped floorboards. Casement window to the rear. Heated towel rail.

DINING KITCHEN

5.8m x 5.7m (19'0" x 18'8")

Range of kitchen cabinets with granite worktops incorporating a stainless steel sink unit and oil-fired four oven AGA, along with a range of integrated appliances including Smeg double oven and four ring induction hob. Dishwasher point. Larder cupboard and breakfast bar. Dining space with fitted banquette seating. Cast iron multi-fuel stove set on a slate hearth, within a stone surround. Oak flooring. Four casement windows to the rear.



UTILITY ROOM

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

Range of kitchen cabinets and space for tumble dryer and washing machine. Oak flooring. Stable door to the rear. Heritage radiator.

SITTING ROOM

6.1m x 5.5m (20'0" x 18'1")

Television point. Two casement windows to the front. Two heritage radiators.



INNER HALL

3.8m x 2.2m (12'6" x 7'3")

Oak flooring. Dado rail.

LIVING ROOM

3.9m x 3.6m (min) (12'10" x 11'10")

Cast iron multi-fuel stove set on a stone hearth, within a painted surround. Stripped floorboards. Vaulted ceiling with exposed beams. Spiral staircase leading up to a mezzanine bedroom. Bi-fold doors opening onto the garden. Heritage radiator.



SHOWER ROOM

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

White suite comprising corner shower cubicle, wash basin in vanity unit, and low flush WC. Stripped floorboards. Extractor fan. Recessed spotlights.

MEZZANINE BEDROOM (SIX)

3.7m x 2.5m (max) (12'2" x 8'2")

Vaulted ceiling with exposed beams.

BEDROOM FIVE

6.9m x 5.5m (max) (22'8" x 18'1")

Cast iron wood burning stove set on a slate hearth. Stripped floorboards. Television point. Kitchenette area with units, worktop and stainless steel sink unit. Two casement windows to the front and bi-fold doors opening onto the garden. Two heritage radiators.



EN-SUITE SHOWER ROOM

2.7m x 1.2m (8'10" x 3'11")

Corner shower cubicle, wash basin, and low flush WC. Stripped floorboards.

FIRST FLOOR

LANDING

Loft hatch. Casement window on the half landing. Radiator.

DRESSING ROOM / WALK-IN WARDROBE

2.3m x 2.0m (7'7" x 6'7")

Velux roof light to the rear.

BEDROOM ONE

5.4m x 3.8m (min) (17'9" x 12'6")

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



EN-SUITE BATHROOM

2.4m x 1.7m (7'10" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Velux roof light to the rear. Radiator.

BEDROOM TWO

5.0m x 3.5m (max) (16'5" x 11'6")

Fitted wardrobe. Casement window to the rear. Radiator.

EN-SUITE BATHROOM

4.0m x 1.7m (min) (13'1" x 5'7")

White suite comprising free standing roll top bath, wash basin, and low flush WC. Velux roof light to the rear. Radiator.

BEDROOM THREE

4.3m x 4.1m (max) (14'1" x 13'5")

Fitted wardrobe. Casement window to the side. Radiator.



EN-SUITE SHOWER ROOM

2.4m x 1.4m (7'10" x 4'7")

White suite comprising corner shower cubicle, wash basin and low flush WC. Extractor fan. Radiator.

OUTSIDE

Standing in an enviable plot of more than half an acre, Old School House sits centrally with gardens on all sides. The majority is laid to lawn and flanked with shrub borders, along with several patio areas and a timber summer house. There is ample space to park on the gravelled, carriage driveway, giving access to an attached double garage and a hardstanding for a motorhome with electric hook-up.

DOUBLE GARAGE

6.1m x 5.5m (20'0" x 18'1")

Twin, electric roller shutter doors to the front. Oil-fired central heating boiler. Additional pressurised hot water cylinder. Concrete floor. Electric power and light. Stainless steel sink unit.



GENERAL INFORMATION

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

Council Tax: Band: G (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO12 4PB.

EPC Rating: Current: F31. Potential: C74.

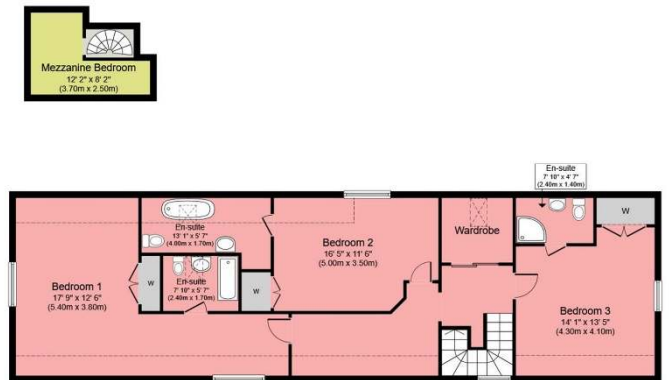
Viewing: Strictly by prior appointment through the Agent's office in Malton.



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
2,443 sq. ft.
(227.0 sq. m.)



First Floor
 Approximate Floor Area
1,257 sq. ft.
(116.7 sq. m.)