

THE FIRS, RAINSBURGH LANE WOLD NEWTON



**An appealing village smallholding with great potential, comprising three bedroom detached house with gardens, range of outbuildings & paddock land.
In all approximately 2.2 acres.**

Hall, living room, office, dining room, kitchen, porch/utility room,
first floor landing, three bedrooms, bathroom & WC.

Gardens, ample parking, garage, extensive range of outbuildings & grass paddock.

Recently improved but with exciting further potential.

Peacefully situated within a picturesque Wolds village.

GUIDE PRICE £450,000

The Firs is an appealing village smallholding consisting of detached, three-bedroom house occupying a large site of approximately 2.2 acres including paddocks, range of buildings, gardens and ample parking. Within the last four years, the property has been subject to a range of improvements and offers the chance for a new purchaser to continue these and adapt to their own needs and specification. The Firs occupies a pleasant position on Rainsburgh Lane with a lovely outlook towards the village green and pond.

The house, which is understood to date from 1921, has a distinctive part-brick, part-rendered façade with twin bay windows and sits behind a front garden enclosed by clipped topiary. The property retains a number of its original features including panelled internal doors and coving within the living room. The accommodation amounts to approximately 1,100ft² and briefly comprises: entrance hall, living room, office, dining room, kitchen and side porch/utility; to the first floor there are three bedrooms and a house bathroom. Windows are uPVC double-glazed and heating is provided by electric night storage heaters.

Externally there are good-sized gardens, and a concrete driveway runs alongside the house, leading to a garage. The overall plot amounts to approximately 2.2 acres and includes a grass paddock, making the property an ideal proposition for anyone with equestrian or smallholding interests, or those looking to set up their own CL caravan site. Along the northern boundary is collection of outbuildings which consist primarily of loose boxes and former pig sties. The land is served by its own vehicular access, immediately alongside the driveway and therefore may have some infill potential – subject to planning.

The picturesque village of Wold Newton lies within the beautiful countryside of the Yorkshire Wolds and is set around an attractive green. The village has a thriving community and benefits from a public house, church and primary school. Wold Newton is located roughly 2 and a half miles east of the B1249, is only 5 miles from the coast and is within easy reach of Driffield (12 miles), Scarborough (13 miles) and Malton (20 miles), where senior schooling and many other facilities are available.

ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Cupboard housing the electric meter and fuse box.

LIVING ROOM

4.5m (into bay) x 3.5m (14'9" x 11'6")

Open fire with tiled surround and hearth. Coving. Television point. Bay window to the front. Electric night storage heater.



OFFICE

3.1m x 2.1m (10'2" x 6'11")

Casement window to the rear. Electric night storage heater.

DINING ROOM

4.4m (into bay) x 3.6m (14'5" x 11'10")

Exposed brick chimney breast housing a cast iron wood burning stove set on a stone hearth. Original fireside cupboards. Bay window to the front.



KITCHEN

3.3m x 3.2m (10'10" x 10'6")

Range of kitchen cabinets incorporating a stainless steel single drainer sink unit. Electric cooker point. Dishwasher point. Understairs cupboard. Fully tiled walls. Casement windows to the side and rear.



SIDE PORCH / UTILITY

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

Automatic washing machine point. Quarry tile floor. Door to the rear. Casement windows to the side and rear.

FIRST FLOOR

LANDING

Loft hatch. Casement window to the side.

BEDROOM ONE

3.7m x 3.6m (min) (12'2" x 11'10")

Telephone point. Two casement windows to the front.



BEDROOM TWO

3.7m x 3.5m (12'2" x 11'6")

Casement window to the front. Electric night storage heater.



BEDROOM THREE

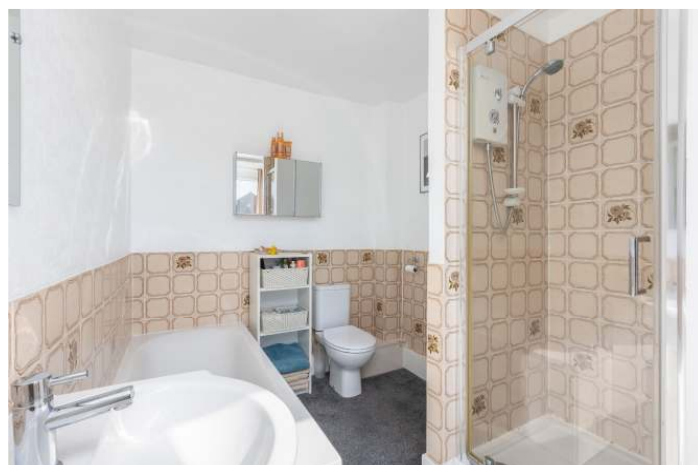
3.1m x 2.1m (10'2" x 6'11")

Casement window to the rear. Electric night storage heater.

BATHROOM & WC

3.1m x 2.1m (10'2" x 6'11")

White suite comprising bath, walk-in shower cubicle, wash basin in vanity unit and low flush WC. Airing cupboard housing the hot water cylinder with electric immersion heater. Half-tiled walls. Casement window to the side.



GARDENS & GROUNDS

In front of the house is a modest garden, enclosed by neatly clipped hedging and with a gated path leading to the front door. To the rear is a good sized lawned garden with several cherry trees, a brick-built outside toilet and former wash house. A concrete driveway runs along the southern gable and leads to a good-sized single garage.

GARAGE

5.4m x 3.6m (17'9" x 11'10")

Timber construction. Concrete base.



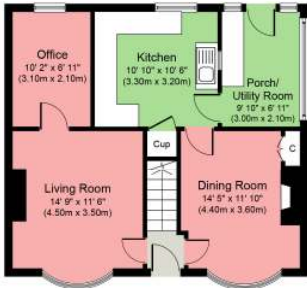
LAND & OUTBUILDINGS

An additional, gated access alongside the driveway provides independent access to the land and buildings. The land is suitable for livestock grazing and mowing, and could be subdivided into a series of smaller paddocks, if required. The buildings are positioned at the northern boundary and for the most part consist of loose boxes, former pig sties and an extra garage/workshop. The land and buildings element of the site accounts for approximately 2 acres.

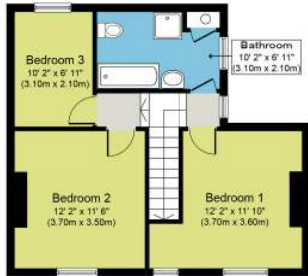


GENERAL INFORMATION

Services:	Mains water and electricity. Septic tank drainage.
Council Tax:	Band: C (East Riding of Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
EPC Rating:	Current: E52. Potential: A97.
Post Code:	YO25 3YN
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



Ground Floor
Approximate Floor Area
581 sq. ft.
(54.0 sq. m.)



First Floor
Approximate Floor Area
496 sq. ft.
(46.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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