



**DOVECOTTE, MAIN STREET
SAWDON, NORTH YORKSHIRE**

Cundalls



DOVECOTTE

MAIN STREET, SAWDON
NORTH YORKSHIRE
YO13 9DY

Scarborough 7 miles, Malton 15 miles, York 35 miles, Leeds 60 miles (all distances are approximate)

A substantial and beautifully presented barn conversion pleasantly situated within this quiet rural village, providing versatile accommodation of up to 5 bedrooms situated in lovely, well-established gardens, grounds and land in all 1.25 acres.

- Versatile range of attractively presented character accommodation off over 2,700sq.ft with a wealth of period features and a modern arrangement of rooms, which can easily be reconfigured to suit a variety of uses and provide up to 5 bedrooms.
- Entrance Hall – Shower Room – Farmhouse Kitchen with Pantry – Living Room -Snug – Study – two ground floor Bedrooms.
- Master bedroom with en-suite shower room -Two further First Floor double bedrooms – House bathroom
- 1.25 acres of garden, grounds and grass paddock and a lovely open view westwards, over farmland and open countryside. Ideal for those with smallholding or small-scale equestrian interests.
- Detached stone built double garage and ample private parking.

GUIDE PRICE: £780,000

DESCRIPTION / BACKGROUND

A unique character property set within 1.25 acres of mature grounds and land with spacious, attractively presented accommodation and benefitting from superb views.

In all the house amounts to 2,748 square feet of accommodation and benefits from an especially flexible layout with further scope to tailor the accommodation to an individual buyer's needs, or create an independent suite of rooms if needed (subject to all necessary consents and permissions)

In brief the accommodation comprises the following, entrance hallway with cloakroom off to the side, a large double aspect farmhouse kitchen with dining area and a separate walk-in pantry. To the side is a handsome main reception room, dominated by arched windows to the west, opening directly onto the sheltered stone flagged terrace. Separate snug/sitting room and side hallway with a pair of ground floor bedrooms, one with an en-suite and the home office/study. Upstairs is a large main master bedroom with en-suite and up to three further bedrooms and the main house bathroom.

Dovecote sits within land and grounds of 1.25 acres, which combine formal gardens, sheltered courtyard entertaining and sitting out areas, grass paddock and ample off-street parking. There is a large, detached stone built stone built garage with workshop area.

Sawdon is a quiet rural village located about a mile off the A170 north of Brompton By Sawdon. A traditional village which is typified by a Main Street lined by character properties, it is wonderfully situated for outdoor activities, with miles of walks literally from doorstep, along with bridleways and an easy access into Wykeham Forest. The village has an active village hall. Primary education is close by at the well-regarded Brompton Primary School and all other amenities are close at hand in either Scarborough 7 miles distant or Malton which is 15 miles away, where there is a railway station and connections to York and onto mainline services.

ACCOMMODATION

ENTRANCE HALL

2.90 m (9'6") x 2.90 m (9'6")

Covered porch area. Timber stable door. Quarry tiled floor. Fitted cupboard housing Grant oil-fired central heating boiler. Recessed ceiling lights.

SHOWER ROOM

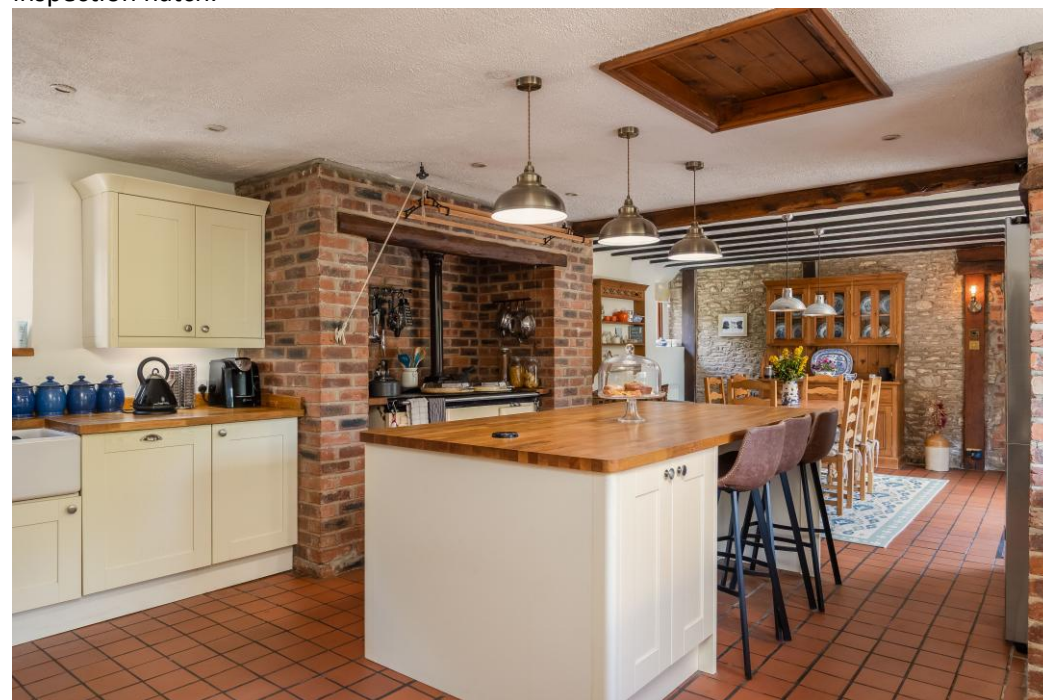
3.00 m (9'10") x 1.80 m (5'11")

Low flush WC and wash hand basin. Fully tiled, walk-in double shower cubicle. Extractor fan. Recessed ceiling lights. Heritage style column radiator with heated towel rail. Casement window.

FARMHOUSE KITCHEN

8.00 m (26'3") x 4.86 m (15'11")

A bespoke range of traditional oak shaker style kitchen cabinetry with oak worktops incorporating a Belfast sink unit. Brick alcove with oak mantel housing a five-door oil fired AGA. Integrated electric oven with four ring induction hob. Integrated dishwasher. Quarry tiled floor. Feature brickwork wall with space for an American fridge freezer. Part beamed ceiling. Casement windows to both sides and sliding patio doors leading out onto the sheltered courtyard garden. Television point. Loft inspection hatch.





PANTRY

Feature inset cartwheel with brick edges. Walk-in pantry cupboard with fitted shelving and window to the side. Electric fuses. Quarry tiled floor. Plumbing and space for a washer.

LIVING ROOM

10.05 m (33'0") x 5.70 m (18'8")

An elegantly proportioned main reception room with an especially light triple aspect with two sets of patio doors to the west facing elevation, opening out onto the stone flagged patio and entertaining area. Casement windows to the east. Exposed stone wall with cast-iron multi-fuel stove set up on a stone hearth. Exposed beams and trusses. Wall light points. Television points. Two radiators.



SNUG

5.00 m (16'5") x 4.86 m (15'11")

Pair of full height windows to the North elevation. Exposed brick fireplace and matching hearth, housing a multi-fuel stove. Exposed beams. Radiator. Television point. Stairs to the first floor. Wall light points.



BEDROOM FOUR

2.68 m (8'10") x 2.52 m (8'3")

Casement window to the west. Radiator. Television point. Wash hand basin.

EN-SUITE

1.60 m (5'3") x 0.80 m (2'7")

Low flush WC. Extractor fan.

REAR HALL/LANDING

3.00 m (9'10") x 2.10 m (6'11")

Timber stable door to courtyard driveway. Stairs to First Floor landing with velux style window.

STUDY/HOME OFFICE

4.40 m (14'5") x 1.80 m (5'11")

Range of fitted bespoke office furniture with desk and storage. Casement window to the north. Radiator. Plumbing in place for kitchen or bathroom facilities.



BEDROOM FIVE

4.41 m (14'6") x 2.74 m (9'0")

Pair of windows to the south and east elevations. Radiator.

FIRST FLOOR

MASTER BEDROOM

5.06 m (16'7") x 3.90 m (12'10")

Dual aspect room with windows to both sides. Exposed beams. Wall light points. Radiators. Television point.

EN-SUITE BATHROOM

3.67 m (12'0") x 1.87 m (6'2")

White suite comprising bath, wash hand basin and low flush WC. Walk in shower cubicle with a tiled surround. Heritage style column radiator with towel rail. Recessed ceiling lights. Extractor fan. Window to the side.



BEDROOM TWO

3.10 m (10'2") x 1.80 m (5'11")

Window overlooking courtyard. Radiator.

BEDROOM THREE

4.37 m (14'4") x 2.82 m (9'3")

Window overlooking courtyard. Radiator.



HOUSE BATHROOM

4.48 m (14'8") x 1.89 m (6'2")

Matching white suite comprising wash hand basin, low flush WC and bath with panelled surround and handheld shower. Extractor fan. Recessed ceiling lights. Fitted linen cupboard. Beamed ceiling. Window. Heritage style radiator with towel rail.

OUTSIDE

The property is approached via two separate five-bar gates onto a sweeping graveled drive leading up to a substantial garage block. In addition, there is a further wooden gate giving access to lower courtyard parking and second entrance.

Landscaped gardens have south and westerly aspects and enjoy complete privacy. The main garden area has flagged terrace with uninterrupted views towards Wydale and beyond. A timber summer house (9'x9') is well positioned to enjoy the well-stocked cottage garden.

Adjoining the garden is a small fruit orchard and vegetable patch with greenhouse. A timber garden shed of 12'x9' is also included in the sale.

Patio doors give access to a secluded courtyard from the kitchen sitting area.

LAND

Adjoining the garden to the south is a fenced grass paddock of roughly 1 acre. Lawns and paddock are currently wired and maintained by Robot mowers (could be included in sale).

DOUBLE GARAGE

5.90m (19'4') x 5.90m (19'4')

Detached stone construction with a pair of electric up and over doors. Concrete floor. Electric light and power. Loft storage area over half. Two windows to the rear.







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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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. An electric sub-station sits within the boundary of Dovecotte. There is right of way for the electricity company to attend the substation for routine maintenance and repair.

BOUNDARIES

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.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for The Dovecotte and is available for inspection at the agents Pickering, Malton or Helmsley Offices.
Scoring: Current D/57 Potential D/63

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, or Tom Watson on 01653 697820, email: judith.simpson@cundalls.co.uk/tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric, water & drainage. Oil fired central heating. High speed broadband & 4G available (provider dependant)
Planning:	North Yorkshire Council (Scarborough Borough area).
Council Tax:	Band F
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode:	YO13 9DY
Please note:	We understand that the property is Grade II Listed.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

