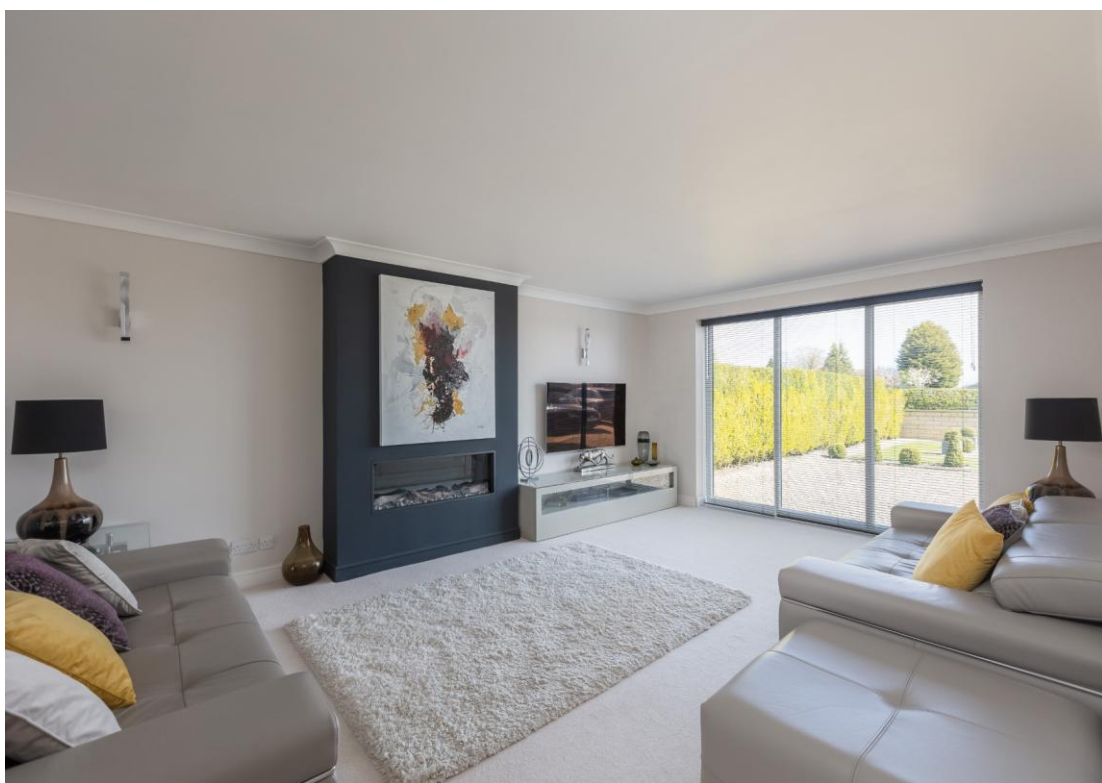




**RUFFORD HOUSE**  
PAGE LANE  
WOMBLETON

**Cundalls**







## RUFFORD HOUSE

PAGE LANE, WOMBLETON  
YORK, YO62 7SE

*Helmsley 4 miles, Malton 13 miles, York 25 miles, Leeds 55 miles (all distances are approximate)*

**Quietly positioned off Page Lane, Rufford House is a thoroughly updated detached property providing exceptionally well specified accommodation, together with garage, ample off-street parking and attractive landscaped gardens to the front and rear.**

- An immaculate property , providing over 1,400 ft2 of stylish accommodation only recently renovated throughout.
- Beautifully presented, the accommodation comprises: entrance hall, large sitting room, open plan dining kitchen with adjoining garden room with doors opening out onto the rear garden.
- Three large double bedrooms, one with en-suite shower room and a main house bathroom.
- Set in over 1/4 of an acre of garden and grounds, including ample off-street parking and integral double garage.
- Open views to the front and situated within a peaceful part of this popular rural village.

**NO ONWARD CHAIN**

**GUIDE PRICE £595,000**

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## DESCRIPTION

**A superb detached property, comprehensively transformed over recent years to create a contemporary home with great attention to detail and a thoroughly high level of standard throughout.**

Rufford House was built around thirty years ago and is situated within an especially pleasant part of this popular rural village. An open aspect to the front over conservation pastureland affords the property a lovely open aspect.

Presented to an excellent standard throughout the property exudes a bright, airy feel with stylish finishes and fittings. In all the property provides 1,440 square feet of accommodation which in brief comprises the following: entrance vestibule, hallway, large living room with the eastern wall dominated by a picture window with a lovely view over pastureland to the front. To the rear is a large open plan dining kitchen with a stylish range of bespoke kitchen units and integrated appliances and an adjoining garden room with doors opening out onto the west facing, stone flagged terrace to the rear.

Large master bedroom with en-suite shower room and two further double bedrooms and the main house bathroom. double bedrooms, one with an en-suite shower room and the main house bathroom.

The garden and grounds are a particular feature of the property. Rufford House is set well off Page Lane behind a low stone wall and with a large area of parking to the immediate front with space for a number of vehicles. To the rear the garden faces west and has been carefully landscaped with a broad Indian stone terrace; ideal for entertaining, which gives way to a lawned garden with well stocked shrub and perennial borders.

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## LOCATION

Wombledon is a small rural village some two miles from Kirkbymoorside where there is a good range of amenities, including shops, pubs, bank and restaurants. Helmsley is only 4 miles away, with a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high class delicatessens the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with the start of the Cleveland Way in the town and the Hambleton Hills to the north. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

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## ACCOMMODATION

### ENTRANCE VESTIBULE

Composite front door with glazed panes to either side. Karndean flooring. Coving. Radiator with cover.

### HALLWAY

Karndean flooring. Fitted storage cupboard. The loft is part boarded, insulated and houses the high pressurised water cylinder.

### KITCHEN

6.00 m (19'8") x 3.80 m (12'6")

Bespoke range of grey gloss units with Corian work tops incorporating sink unit with drainer. Integrated Bosch double oven with microwave. Bosch induction hob. Extractor overhead. Integrated dishwasher. Integrated fridge freezer. Matching Island with breakfast bar. Coving. Recessed ceiling lights. Radiator concealed behind a cover. French doors opening onto the terrace at the rear. Integrated washing machine. Television point. Radiator.



### GARDEN ROOM

3.80 m (12'6") x 2.78 m (9'1")

A bright and sunny triple aspect room with French doors to the side opening onto the stone flagged terrace. Velux roof lights. Karndean flooring. Radiator.





#### SITTING ROOM

6.10 m (20'1") x 4.00 m (13'1")

Floor to ceiling picture window with a lovely open view to the front. Coving. Wall light point. Radiator. Electric fire set into the wall.



#### BEDROOM ONE

4.85 m (15'11") x 3.27 m (10'9")

Casement window to the rear. Bespoke fitted bedroom furniture. Radiator concealed behind a cover. Television point. Coving



#### EN- SUITE SHOWER ROOM

2.80 m (9'2") x 1.74 m (5'9")

Walk in shower cubicle with dual rain head shower. Wall hung wash hand basin with fitted vanity storage. WC set within a concealed cistern. Natural stone effect porcelain tiled walls and floor. Recessed ceiling lights. Chrome heated ladder towel rail. Casement window to the rear. Anti mist light up bathroom mirror.

#### BEDROOM TWO

4.00 m (13'1") x 4.00 m (13'1")

Casement window to the side. Bespoke range of mirror fronted wardrobes. Radiator. Television point. Coving.



### BEDROOM THREE

4.00 m (13'1") x 3.00 m (9'10")

Casement window to the side. Bespoke fitted wardrobes. Radiator concealed behind a cover. Television point. Coving.

### BATHROOM

3.60 max (11'10") x 1.74 m (5'9")

Bath with shower overhead. Wall hung wash hand basin with fitted vanity storage. WC set within a concealed cistern. Tiled walls and floor. Recessed ceiling lights. Chrome heated ladder towel rail. Casement window to the rear. Anti mist light up bathroom mirror. Loft inspection hatch with drop down ladder; the loft houses the high pressurised water cylinder.



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## OUTSIDE

The property sits within grounds of 1/4 of an acre with a large, gravelled parking area to the immediate front of the property, which provides ample parking for a number of vehicles. The front garden has been designed to be low maintenance, with box hedge topiary providing spaces of colour and interest.

The majority of the garden lies to the rear and is facing west and benefits from sun all afternoon. A sheltered Indian stone flagged terrace lies immediately to the rear of the property, wrapping round the side of the garden, with a seating area and doors which lead out from the dining room onto the terrace, making it an ideal entertaining space. The garden is largely lawned and framed by broad, well stocked herbaceous borders providing year-round colour and fragrance. A useful timber summer house stands to the far corner of the garden. There is outside lighting, water and electric points.

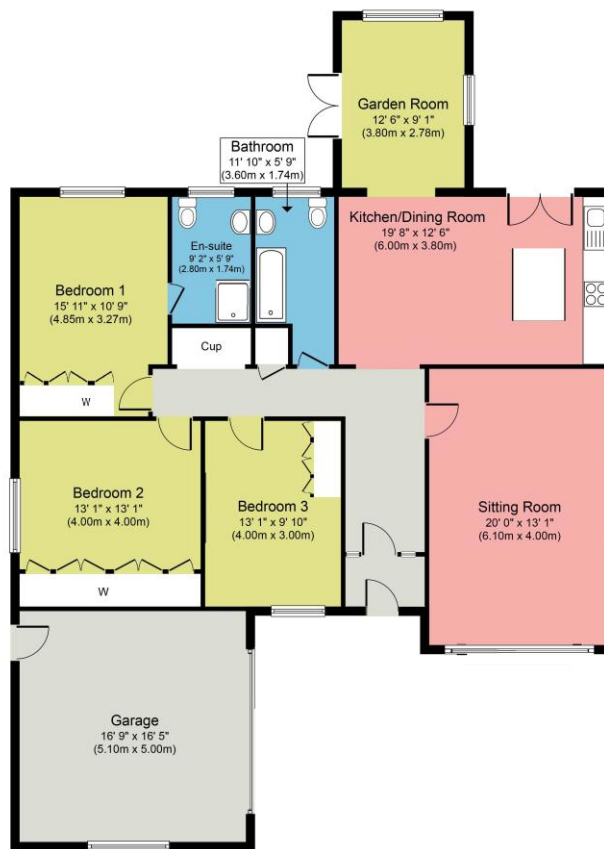


### GARAGE

5.10 m (16'9") 5.00 m (16'5")

Electric garage door. Electric light and power to the garage. Wall mounted gas fired central heating boiler. Window to the side. Door to the rear.





**Approximate Floor Area**  
**1,714 sq. ft.**  
**(159.3 sq. m.)**

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

Services: Mains gas, water, drainage and electric.  
 Super fast high speed broadband & 4G available (provider dependant)

Planning: Ryedale District Council

Council Tax: Band F

Photos taken April 2023. & Feb 2026

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.