



Dee Atkinson & Harrison

CHARTERED SURVEYORS

The Old School House, Ganton, North Yorkshire



The Old School House, Station Road, Ganton

Offers Based on £550,000

AN EXTREMELY RARE OPPORTUNITY TO PURCHASE A SUBSTANTIAL AND HIGHLY INDIVIDUAL DETACHED FORMER SCHOOL HOUSE SITUATED IN A PRIME LOCATION ADJACENT TO AND OVERLOOKING THE FAMOUS GANTON GOLF COURSE.

Situated in the Vale of Pickering between York and Scarborough, The Old School House is a deceptively spacious detached residence that offers well-proportioned accommodation that oozes character and charm. At comfortably over 3,000 sq. ft.(excluding the garage) the property lends itself to use as a family home or country retreat as well as offering the opportunity for the creation of a luxury B&B facility for golfers, shooting enthusiasts, walkers and the many other visitors to this most attractive part of North Yorkshire. The centrally heated and partly double glazed accommodation includes up to six bedrooms, four bathrooms and three reception rooms as well as a kitchen with four oven Aga, utility room and cloakroom.

York 32 Miles ~ Scarborough 10 Miles ~ Malton 15 miles ~ Beverley 27 miles ~ Hull 38 Miles ~ A1(M) 56 miles

Situation

The Old School House occupies a plot of a little over half an acre with a lawned frontage onto the attractive white post lined access road that leads to the golf club.

Ganton is a small village standing at the foot of the Yorkshire Wolds, famous not only for its golf course which is ranked in the top 60 in the World, but also the high bird shooting that is run by the Ganton Estate.

The village benefits from a cricket ground as well as the highly rated Ganton Greyhound inn that offers both food and accommodation.

Local Information

Ganton is an ancient village, listed as Galmeton in the Domesday Book. It lies on what is now the A64 road between York and the distinguished coastal town of Scarborough, with the equally lovely seaside town of Filey only five miles or so to the east with its extensive sandy beach and the rocky outcrop of Filey Brigg.

Ganton was a posting-stop in the days when coaches travelled the roads, and the Greyhound Hotel here was built in the 18th century as a coaching inn.

The settlement's main claim-to-fame is its golf course, which has twice hosted the Amateur Championship.

It was also the venue of the Ryder Cup in 1949, and rather more recently The Walker Cup in 2003 when the GB and Ireland team was victorious for a historic third time in a row. The great Harry Vardon was professional at the club from 1896 to 1903, during which time he won three of his six Opens.

The village has some fine cottages, and a country church. Ganton is on the Yorkshire Wolds Way, a walking route from Filey all the way to the Humber. Near the village there is a place of huge archaeological interest, Star Carr, a Mesolithic site dating from 8700 BC.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

Porch

With single radiator and dado rail.

Reception Hall

With two single radiators, dado rail, four picture light points and cast iron multi-fuel burner set in Minster stone fireplace giving a warm and welcoming entrance to the property.

Cloakroom

With low level WC, wash hand basin and single radiator.

Lounge 22'6" x 18' (6.86m x 5.49m)

With open fire having a Baxi grate set within a traditional fireplace, dado rail, two double radiators, four wall light points, stripped pine floor and TV aerial point.



Dining Room 17'11" x 12' (5.46m x 3.66m)

This impressive dining room features a vaulted ceiling with exposed beams and a Baxi grate open fire set within a painted stone mantle. Double radiator and two picture light points.

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Kitchen 19' x 9'9" (5.79m x 2.97m)

Fitted with a range of handmade oak units including Belfast sink, base and glazed wall unit, basket drawers, cream four oven Aga, Bosch integrated dishwasher and two integrated fridges. Inset spotlights to the ceiling, clothes airer over the Aga, dining area.

Inner Hall

With hardwood floor, under stairs storage cupboard, staircase leading off, double radiator and airing cupboard housing the hot water tank equipped with electric immersion heater.

Bedroom Four 14' x 11'2" (4.27m x 3.40m)

With double radiator and views to the front towards the golf course.

Bedroom Five 13' x 9'7" (3.96m x 2.92m)

With single radiator, TV aerial point and views to the front towards the golf course.

Office/Bedroom Six 17'10" x 9'5" (5.44m x 2.87m)

With pine floor, double radiator and views to the front towards the golf course.

Bathroom

With three piece coloured suite comprising panelled bath and pedestal wash hand basin, low level WC, fully tiled walls and single radiator.

FIRST FLOOR**First Floor Landing**

With study area, exposed purlins, double radiator, single radiator, two wall light points and Velux window.

Master Bedroom 18' x 12'5" (5.49m x 3.78m)

With double radiator, exposed purlins, built-in double wardrobe providing hanging and storage space, TV aerial point and picture light point.

En-Suite Bathroom

With three piece white suite comprising panelled bath, pedestal wash hand basin, low level WC, fully tiled walls, single radiator, vanity light and shaver point.

Bedroom Two 16'4" x 11'10" (4.98m x 3.61m)

With double radiator set within a radiator cover, built-in wardrobe providing hanging and storage space, exposed beams to the ceiling.

En-suite Bathroom

With panelled bath, low level WC, pedestal wash hand basin and single radiator.

Bedroom Three 14'4" x 13'3" max (4.37m x 4.04m)

With double radiator, built-in wardrobe providing hanging storage space, exposed purlin to the ceiling.

En-Suite Shower Room

With corner shower cubicle, low level WC, pedestal wash hand basin, single radiator and fully tiled walls.

Outside**Double Garage 19'10" x 17'7" (6.05m x 5.36m)**

A private drive leads to a brick set parking and turning area to the rear, which in turn gives access to the attached double garage, with twin electric remote operated roller shutter doors, power and light connected. The oil fired central heating boiler is also situated in the garage.

**Gardens**

The Old School House stands on a plot of just over half an acre including an extensive lawn to the front with borders

and side tree lined pathway that leads to an area of lawn side garden with small patio. To the rear is a private area of gently sloping lawned garden featuring mature trees and conifers.

Services

Mains water, electricity and drainage are all connected to the property. Central heating is from an oil fired system with the boiler situated in the garage.

Tenure

The property is freehold and offered with vacant possession on completion.

Viewings

Strictly by appointment only with the Sole Agents 01377 241919.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings list in valuation band 'G'.

Floor Area Disclaimer

The floor area given is an approximate internal area including all rooms and structures shown on the floor plan. This includes integral garages shown on the floor plans, conservatories and eaves cupboard areas. The floor area is provided for general information purposes only.

Energy Performance Rating

The energy efficiency rating is D(55) with a potential of C(74).



The Old School house

Ground Floor
Approx. 221.7 sq. metres (2386.1 sq. feet)



First Floor
Approx. 168.7 sq. metres (1170.0 sq. feet)



Total area: approx. 330.4 sq. metres (3556.1 sq. feet)





WELCOME TO THE HOUSE

