



The Old Post Office  
West End, Ampleforth, North Yorkshire



# THE OLD POST OFFICE, WEST END, AMPLEFORTH, YORK YO62 4DX

Approximate Distances: Helmsley 6 miles, Malton 15 miles, York 22 miles

**A SUPERB MODERNISED PERIOD HOUSE IN THE VILLAGE CENTRE  
OFFERING EXTENSIVE AND VERSATILE MODERN LIVING ACCOMMODATION  
IN THIS PRIME TOURIST AREA**

**FIRST CLASS INVESTMENT OPPORTUNITY – CURRENTLY UNDER CONTRACT WITH SYKES HOLIDAY COTTAGES**

Reception/Dining Hall, Drawing Room, Breakfast Kitchen, Study/Home Office, Family Room/Snug,  
2 principal Bedrooms each with ensuite showers, 2 further bedrooms, House Bathroom,  
5<sup>th</sup> bedroom and ensuite in an annexe with independent access. Oil fired central heating. EPC rating E.

Flagged rear terrace.



## PARTICULARS FOR SALE

Ampleforth is a renowned village lying on the southern edge of the North York Moors National Park and has the benefit of two public houses, a shop and post office, tearoom, Doctors' surgery and both Church of England and Catholic churches and primary schools. It is also home to the renowned public school of Ampleforth College (now fully co-educational) where there is a highly regarded sports centre offering a wide range of facilities to the general public.

Constructed of attractive stone elevations, the Old Post Office is an extensive, modernised period property lying in the heart of this most sought after of villages. The property was once the village post office and bearing witness to this is the unusually wide window to the front elevation where no less than four sash windows now allow light to stream into the principal reception room. In recent years, a rear annexe lying at a higher level has been amalgamated within the accommodation of the main house but could once more be capable informally, of being used independently as an adjunct to the principal accommodation.

The property has been thoughtfully and comprehensively modernised and indeed is a true fusion of the old and new and now offers extensive extremely versatile, flexible and manageable living accommodation of quite some quality and style whilst at the same time retaining many original features to include sash windows, Pine panelled doors, window seats, ceiling beams and structural timbers which all have the effect of retaining the feel of the original period property. Contemporary features include double glazed windows virtually throughout and underfloor heating to both the rear part of the Kitchen and the Study/Home Office.

## HOLIDAY LETTINGS

The Old Post Office currently has the benefit of a contract with highly regarded Sykes Cottages.



### **VIEWING**

Strictly by appointment through the sole agents, Messrs Humberts York office, telephone (01904) 611828.

### **DIRECTIONS**

Approaching Ampleforth from the south, turn left into the main street and The Old Post Office is situated almost immediately on the right in an elevated position.

### **SERVICES**

Mains water, electricity and drainage. Oil central heating.

### **TENURE**

The property is held Freehold.

### **FIXTURES AND FITTINGS**

Currently let fully furnished through Sykes Holiday Cottages.

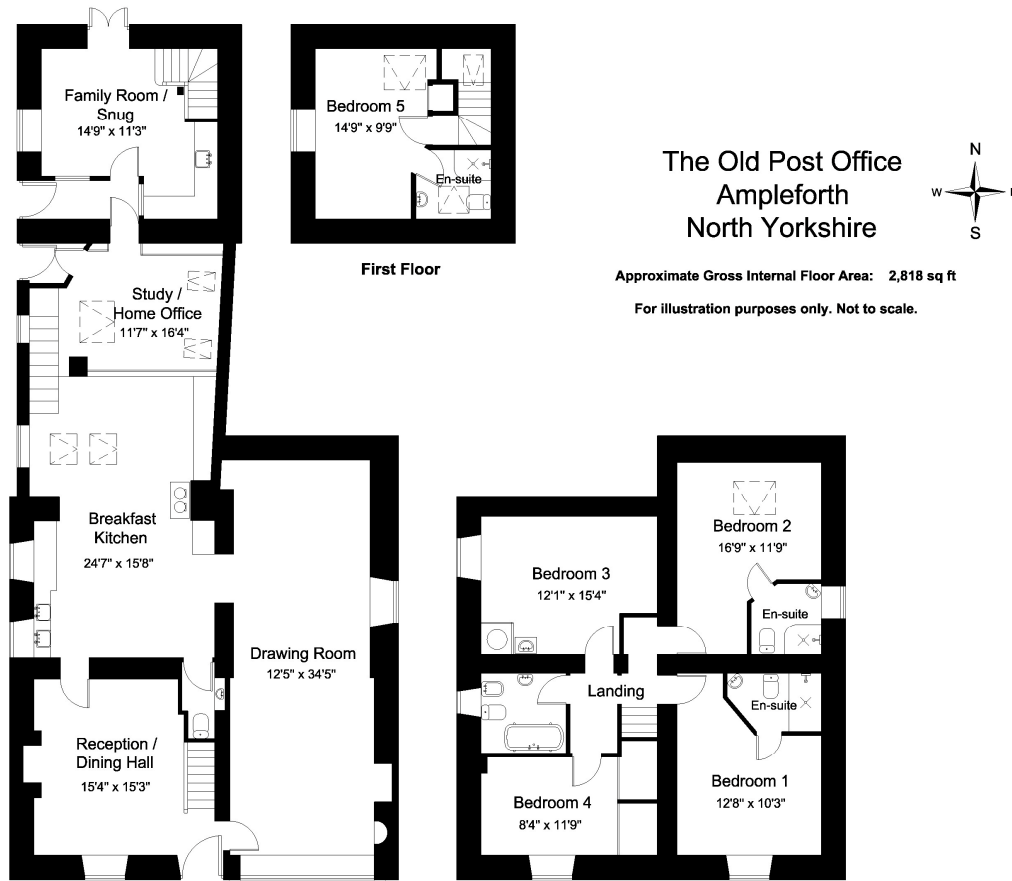
### **LOCAL AUTHORITIES**

North York Moors National Park, Helmsley Tel: (01439) 772700  
Ryedale District Council, Malton Tel: (01653) 600666

### **ANTI-MONEY LAUNDERING LEGISLATION**

In accordance with anti-Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

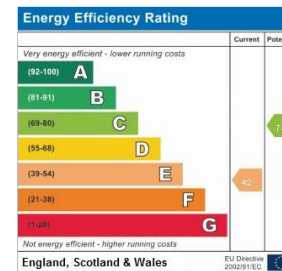




**IMPORTANT NOTICE**

Messrs Humberts for themselves and for the Vendor of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only for the guidance of intending Purchasers. Whilst designed to be interesting and informative and intended to provide a fair and substantially correct overall description, they do not constitute nor constitute a part of, an offer or contract.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Nevertheless, any intending Purchasers should not rely upon them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Humberts has any authority to make or give any representation or warranty whatever in relation to this property on their behalf, nor to enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
5. These particulars for sale are intended to be accurate and reliable. However, if there are any matters of particular importance to you and which you would like to discuss in more detail, please contact us and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.



Residential, rural and commercial agency | Professional services | Valuations | Investment

Humberts for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Humberts Limited or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wideangle lenses may be used.



11 Micklegate, York, North Yorkshire YO1 6JH  
T 01904 611828  
E [york@humberts.com](mailto:york@humberts.com)  
W [humberts.com](http://humberts.com)