



South View House
Barton-le-Willows, near York



SOUTH VIEW HOUSE, BARTON-LE-WILLOWS, YORK YO60 7PD

Approximate Distances: Malton 9 miles, York 12 miles, A1(M) 26 miles, Leeds 36 miles

A SUPERBLY APPOINTED CONTEMPORARY FAMILY HOUSE WITH WELL STOCKED GARDENS IN A QUIET POSITION ON THE EDGE OF A CONVENIENT RURAL VILLAGE

Entrance Hall, Sitting Room, Dining/Family Room, superb bespoke Fitted Kitchen, Utility Room, Garden Room/Study, Rear Hall, Cloakroom, Boiler/Drying Room. Master Bedroom suite with Dressing Room and ensuite Shower Room, 3 further first floor bedrooms and House Bathroom with shower. Two second floor bedrooms and Shower Room.

Detached Double Garage with Store Room. EE Rating B.

Superb landscaped gardens surrounding the house.



PARTICULARS FOR SALE

South View House occupies a most pleasant position in the quiet rural village of Barton-le-Willows, located between York and Malton in attractive countryside where the Yorkshire Wolds descend towards the Derwent Valley which itself, forms part of the Howardian Hills Area of Outstanding Natural Beauty (AONB). Indeed, the nationally important Castle Howard Estate lies only a short distance away to the west in the heart of the eponymous hills. The village is only about a mile east of the main A64 Leeds – Scarborough road, making for easy access not only to York and Malton, but also to Leeds and the other commercial centres of West Yorkshire. There is a railway station at nearby Malton which links with the main line at York with regular services to London (King's Cross).

South View House is constructed in the vernacular style of stone elevations under a pantile roof with dressed stone window cills and lintels, quoins and kneelers and offers extensive, well appointed and easily manageable accommodation of quite some quality and style surrounded by its own gardens and thereby enjoys a good open aspect in all directions and in particular, a wonderful distant vista towards the Yorkshire Wolds to the east. The house has been built to an exacting standard (it has an exceptional EE Rating B) with high quality fixtures and fittings throughout to include double glazed sash windows, recessed ceiling lights, Oak boarded doors and engineered Oak boarded floors to most of the ground floor. A front path leads to a rustic Oak Porch with door to the Entrance Hall and to one side is the well proportioned Sitting Room which extends across the full depth of the house with particular features including a wood burning stove and French doors to a garden terrace. To the opposite side of the house lies a wonderful combination of a quite superb bespoke fitted Kitchen linking with a substantial dual aspect Dining/Family Room with wood burning stove and engineered Oak floor. The Kitchen enjoys similar flooring and boasts extensive polished granite worksurfaces and a range of integrated appliances to include a Rangemaster cooker whilst to one side is a useful Utility Room. Arranged to the rear of the house is a wonderful dual aspect Garden Room/Study adding still further to the flexibility of use of the house.

To the first floor is a Galleried Landing leading to a substantial Master Bedroom suite with Dressing Room and ensuite Shower Room. There are also three further double bedrooms and a good sized House Bathroom. A turning staircase leads to the second floor where there are two further bedrooms and Shower Room.

Vehicular access to the property is to the rear where boarded double gates open to a gravelled driveway leading to a detached Double Garage with electric doors and loft room above, complete with power and electric lighting. The impressive gardens



surround the house and in addition to being private and sheltered, have been designed so as to allow one to enjoy the available sunshine at each part of the day and have been cleverly planted with a variety of trees, plants and shrubs so as to give points of interest at all times of the year.

VIEWING

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

DIRECTIONS

From York ring road take the A64 heading due north east and after about 6.5 miles and just after the start of the dual carriageway, turn right, signposted for Barton-le-Willows. At the village green crossroads head straight across for the 'Village Only' (signposted as a 'No Through' road) and continue until the end where South View House is the last house on the right. Pass the house and where the road divides, take the right hand fork and the entrance is the first on the right.

SERVICES

Mains water, electricity and drainage. There is air source heat pump central heating and underfloor heating to the entire ground floor with thermostats in each room.

TENURE

The property is held Freehold.

FIXTURES AND FITTINGS

All fixtures and fittings usually denominated Landlords' fixtures on the property and belonging to the Vendor will be included in the sale. Carpets, curtains, furniture, fixtures and fittings usually denominated Tenants' fixtures are excluded from the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, pictures, prints, light fittings and garden ornaments and statues are specifically excluded from the sale.

LOCAL AUTHORITY

North Yorkshire Council

Tel: 0300 1312131

MONEY LAUNDERING LEGISLATION

In accordance with Anti Money Laundering Legislation, buyers will be required to provide identification documents to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed. Your co-operation with this is much appreciated and will assist with the smooth progression of the sale.





TOTAL FLOOR AREA : 3260 sq.ft. (302.8 sq.m.) approx.

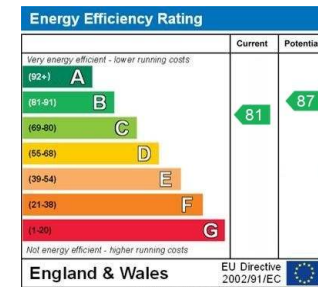
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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