



**ROWE HOWE FARMHOUSE
WYKEHAM, NORTH YORK MOORS NATIONAL PARK**

Cundalls



ROWE HOWE FARMHOUSE

WYKEHAM, NORTH YORK MOORS NATIONAL PARK

YO13 9QG

Scarborough 7 miles, Malton 18 miles, York 35 miles, Leeds 62 miles (all distances approximate)

A wonderfully situated farmhouse, providing an exceptionally spacious range of accommodation and set in grounds of 0.4 of an acre, together with a range of traditional buildings.

- Over 2,700 square feet of accommodation with a versatile layout and attractively presented throughout.
- Entrance Hall – Farmhouse Kitchen – Living Room – Sitting Room – Snug/Study - Utility Room - Bathroom
- Master Bedroom with en-suite bathroom – three further bedrooms; one with an en-suite and the main house bathroom.
- Mature grounds which encircle the property to all sides. Range of traditional outbuildings. Garage. Ample off-street parking.
- Situated in an exceptionally private and peaceful position with no near neighbours and superb open views.

NO ONWARD CHAIN

GUIDE PRICE £750,000

Joint sole selling agent

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DESCRIPTION

Rowe Howe Farmhouse is a handsome stone farmhouse located in a private and peaceful position high above Wykeham and with an outstanding view looking across the Vale of Pickering. The property was skilfully refurbished and extended around twenty years ago and provides a substantial range of accommodation which showcases a number of character touches, including original fireplaces, solid oak floor to part and exposed beams.

The property provides a substantial range of accommodation with an exceptionally versatile layout of rooms which amounts to 2,727 square feet. In brief the house provides the following: entrance porch opening through to the entrance hall and guest cloakroom, a large sitting room with a dual aspect and wood burning stove which leads through to a study/snug which has an independent access to the front making the ideal home office. At the centre of the house is the farmhouse kitchen with an adjoining breakfast room and to the far end a further living room, utility room and ground floor bathroom.

Upstairs are four bedrooms, including a large master bedroom with en-suite shower room, a further double bedroom with en-suite and two further bedrooms and the main house bathroom.

Rowe Howe is complimented by landscaped grounds including lawn, shrub borders, flagged stone paths, gravelled terraces and ample parking. There is the added advantage of various outbuildings including a stone and pantile workshop which offers a variety of uses – subject to securing the necessary consents. The Overall site area is approaching half an acre or thereabouts.

LOCATION

Wykeham is a largely estate owned village located on the A170 between Pickering and Scarborough. Rowe Howe Farmhouse is approximately 2 miles north of the village, enjoying a rural location with no near neighbours. Good local facilities are available in the market towns of Scarborough (6 miles), Pickering (11 miles) and Malton (19 miles). The property is ideally placed for access to the beautiful countryside of the North York Moors National Park and the Heritage Coast.

ACCOMMODATION

ENTRANCE PORCH

Panelled front door with central glass pane. Pair of windows to either side. Flagstone floor. Door through to the entrance hall

ENTRANCE HALL

Oak floor. Radiator. Casement window to the front. Staircase to the first floor. Exposed beams. Panelled back door with inset glazed pane.

CLOAKROOM

1.70 m (5'7") x 1.20 m (3'11")

Low flush WC. Pedestal wash, handbasin, extractor fan. Floor standing oil boiler set within airing cupboard.

SITTING ROOM

7.20 m (23'7") x 4.30 m (14'1")

Triple aspect room with two pairs of windows to the front side and rear. Pair of radiators. Television point. Picture lights. Cast-iron multifuel stove. Set within a stone fireplace with carved stone surround and hearth.



SNUG

6.00 m (19'8") x 2.50 m (9'2")

Pair of casement windows to decide. Pair of radiators. Television room. Velux roof light. Loft inspection hatch. Fuses overhead. Pair of arrow slit windows to either side. Door to the garden.



BREAKFAST ROOM

4.60 m (15'1") x 3.10 m (10'2")

Feature fireplace with cast iron insert and timber mantel. Tiled floor. Radiator. Cupboard housing electric fuses. Casement windows to the front and rear. Television point. Telephone point. Open through to;

KITCHEN

4.70 m (15'5") x 3.80 m (12'6")

Range of shaker, style base and wall units with solid wood Butcher block worktops incorporating Belfast sink with drainer to the side. Separate island unit with fitted storage. Dishwasher point. Electric cooker points with extractor overhead. Beamed ceiling. Tiled splashback. Stanley stove. Tiled floor. Original range. Pair of casement windows to the front



REAR HALL

Tiled floor. Radiator. Staircase to the first floor with a window on the half landing. Door out the rear garden.

LIVING ROOM

4.70 m (15'5") x 4.20 m (13'9")

Dual aspect room with windows to the front and side. Cast iron multi fuel stove within an exposed stone chimney piece and tiled hearth. Pair of radiators. Television point.



UTILITY ROOM

2.80 m (9'2") x 2.70 m (8'10")

Range of fitted cabinets incorporating a one and a half bowl sink unit with mixer tap. Windows to the side and rear. Extractor fan. Radiator. Loft inspection hatch. Plumbing for a washing machine.

BATHROOM

3.60 m (11'10") x 1.70 m (5'7")

Bathtub with tiled surround. Pedestal wash handbasin. Low flush WC. Extractor fan. Radiator. Casement window to the rear. Fitted under stairs cupboard.

FIRST FLOOR

LANDING

Two windows to the rear. Conservation rooflight to the rear. pair of radiators. Airing cupboard housing hot water cylinder. Fitted storage cupboard.

MASTER BEDROOM

5.70 m (18'8") x 4.30 m (14'1")

Triple aspect room with two pairs of windows to the front side and rear. Pair of radiators. Pair of cupboards. Fitted wardrobes.



SHOWER ROOM

2.30 m (7'7") x 1.40 m (4'7")

Shower with tiled surround. Pedestal wash hand basin. Low flush WC. Chrome heated ladder towel rail. Tiled walls to part.



BEDROOM TWO

4.10 m (13'5") x 3.00 m (9'10")

Casement window to front. Radiator. Television point. Loft inspection hatch. Fitted wardrobes.

BATHROOM

2.90 m (9'6") x 1.70 m (5'7")

Bathtub with tiled surround. Corner shower cubicle. Pedestal wash handbasin. Low flush WC. Extractor fan. Radiator. Conservation rooflight. Tiled floor. Heated ladder towel rail.

BEDROOM THREE

3.60 m (11'10") x 3.10 m (10'2")

Casement window to the front. Radiator. Television point. Period basket fireplace. Loft inspection hatch.

BEDROOM FOUR

3.10 m (10'2") x 3.00 m (9'10")

Casement window to the front. Radiator. Television point. Period basket fireplace. Loft inspection hatch.



BATHROOM

4.60 m (15'1") x 1.70 m (5'7")

Bathtub with tiled surround. Pedestal wash handbasin. Low flush WC. Extractor fan. Radiator. Heated ladder towel rail. Casement window to the front.



OUTSIDE

The access road to the property approaches from the rear and sweeps around the western gable end to the front, culminating in a wide gravelled parking area in front of the garages. A low stone wall and timber five-barred gate encloses the parking area, from where a gravelled path leads to the front door. The central feature of the sheltered, grassy courtyard is a cast iron pump standing on a raised stone dais, with a newly established rockery bed in the south-west corner. Outside tap.

The rear garden is well-placed to catch the evening sun and immediately behind the house is a wide gravelled terrace, ideal for sitting out. Semi-circular stone steps lead up to the lawned garden, which is also enclosed by a stone wall. A gate in the wall allows for vehicular access into the rear garden, where there is a secondary gravelled parking area. The polythene oil storage tank is located in the rear garden and external security lighting has been installed, as well as outside lantern lights.

WORKSHOP

10.00m (32'10") x 3.70m (12'2")

Concrete floor. Timber double doors to the front and personnel door to the front. Three phase electric power supply. Extractor fan. Cast iron stove. Outside security lighting.

FUEL STORE

4.40m (14'5") x 2.50m (8'2")

Window to the east. Door to the front. Electric light.

STORE

5.20m (17'1") x 2.60m (8'6")

Door to the front. Concrete floor. Electric power and light. Window to the front.

DOUBLE GARAGE

5.30m (17'5") x 5.20m (17'1")

Rendered walls with mono pitch clay pantile roof. Concrete floor. Twin double timber doors.

ATTACHED TOOL SHED

5.10m (16'9") x 1.60m (5'3")

Concrete floor. Timber door.





FLOORPLAN

LOCATION PLAN



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PROFESSIONALS IN PROPERTY SINCE 1860



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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.

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 property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Score: E/49. Potential EPC: B/85

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, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water and electric. Septic tank drainage. Oil-fired central heating.
Planning: North York Moors National Park
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 9QG
Details prepared September 2023

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 bought 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.

