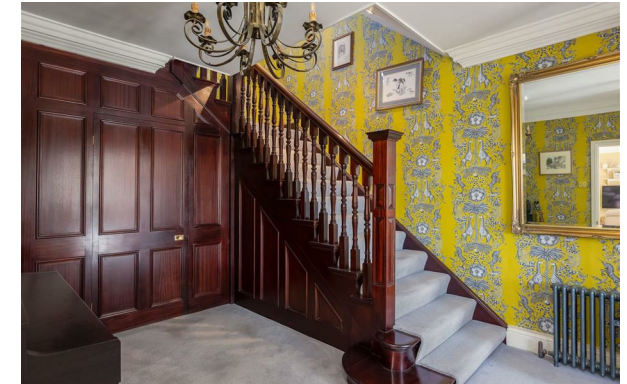


Mark Stephenson's

ESTATE & LETTING AGENTS



Grooms Cottage Musley Bank, Malton, YO17 6TD

£895,000

- Part of the original Musley Bank estate
- Ideal for those working from home
- Extends to approx 3434 sqft internally
- Well appointed former Groom's cottage
- Approx 1 mile out of the town itself
- Recently installed solar panel system
- Well suited for multi generation living
- Substantial double garage over 2 floors
- Within close reach of Malton town

Grooms Cottage , Malton YO17 6TD

A superbly appointed detached family home a mile or so out of Malton, built in 1919 offering generous and versatile accommodation including four bedrooms, impressive reception rooms and large living/dining kitchen together with excellent annexed space. Enjoying a slightly elevated position the house faces onto walled south facing gardens whilst the attractive and private walled courtyard sits in the heart of the property with doors from the kitchen, sitting room and annexe. Ideally suited for multi generation living and perfectly set up for home based working.



Council Tax Band: G



General information

Located only a few minutes drive from the town itself the principal house is generous throughout offering excellent living space, a particular feature is the open plan kitchen/living/dining room, full of light and opening into the delightful central courtyard. There are four generous bedrooms, en-suite to bedroom one and a family bathroom. The current owners have created a superbly appointed home further improved with an excellent refitted kitchen, replacement oil boilers and tank, new sitting room stove, sympathetic replacement of windows to two elevations whilst in the last year or so has a solar and battery system been installed in order to significantly reduce running costs.

The ever popular Georgian market town of Malton has a reputation as Yorkshire's Food Capital with its independent shops, cafés and restaurants, artisan food producers and brewers, food market and biannual Food Lovers Festival. Local amenities include a community hospital, doctors' surgery, tennis courts, swimming pool, gyms, cinema and good schooling. Independent schooling at York lies within easy reach. Malton Railway Station offers direct links to the coast, mainline York and on to Leeds, London, Liverpool and Manchester Airport. The A64 bypasses the town and provides excellent road links east and west.

Services

Mains water and electricity.

Septic tank drainage system.

Solar and battery storage system.

Reception hallway

Substantial main double entrance doors and further double doors opening into the staircase hallway.

Staircase Hallway

Impressive turning staircase to the first floor accommodation.

WC

Two piece suite, under stair cupboard.

Lounge

Two front facing windows, substantial stove in a traditional stone surround and hearth. Leading into the dining room/snug.

Sitting room

Double aspect with windows both front and side, further solid fuel stove in traditional stone surround and hearth. Double doors into the kitchen/living/dining room.

Kitchen/living/dining

A superb space, full of light and now open plan between the kitchen area into the living/dining space where it opens into the central courtyard from double doors. Refitted in recent years with an excellent range of base and wall level units, electric AGA and integrated dish washer. Double doors also lead outside on the west elevation entrance. A rear aspect door leads into the rear lobby area.

Rear lobby

Into a further cloaks/WC and door into the utility room.

WC

Two piece suite.

Utility room

Sink and cupboards, two side by side modern oil fired central heating boilers.

First floor landing

Three rear aspect windows, hatch to loft space, radiator.

Bedroom 1

Double aspect with windows both front and side, traditional fireplace, range of built in wardrobes.

En-suite

Roll back bath, wash basin, WC and double size shower cubicle, side facing window.

Bedroom 2

Front facing window, traditional fireplace.

Bedroom 3

Front facing window, traditional fireplace.

Bedroom 4

Front facing window, traditional fireplace.

Family bathroom

Also with full three piece suite and separate shower cubicle, side facing window.

Annexed accommodation/converted stables

A superb range of buildings, fully connected with the principal house sympathetically converted in more recent years from an original stable block. Our floor plan shows the entire layout which briefly includes a range of four generous and separate rooms with a further room at the end of the block accessed from within the courtyard. The first of the rooms at the west side leads into a WC and shower. This entire space lends itself to a range of possibilities, including what could be very comfortable annexed/multi generation space, whilst for those looking for home based working/studio space we believe it would work extremely well.

Gardens

The house is elevated and overlooks its pretty walled south facing garden. Mature and extremely well established with lawn, established shrubs and borders, gravelled driveway from the substantial double gated entrance, walled boundaries and lovely flagged terrace/patio space up against the immediate front elevation. There is also an attractive enclosed walled courtyard in the heart of the property providing total privacy and seclusion with double doors from the both the kitchen/living/dining space and sitting room.

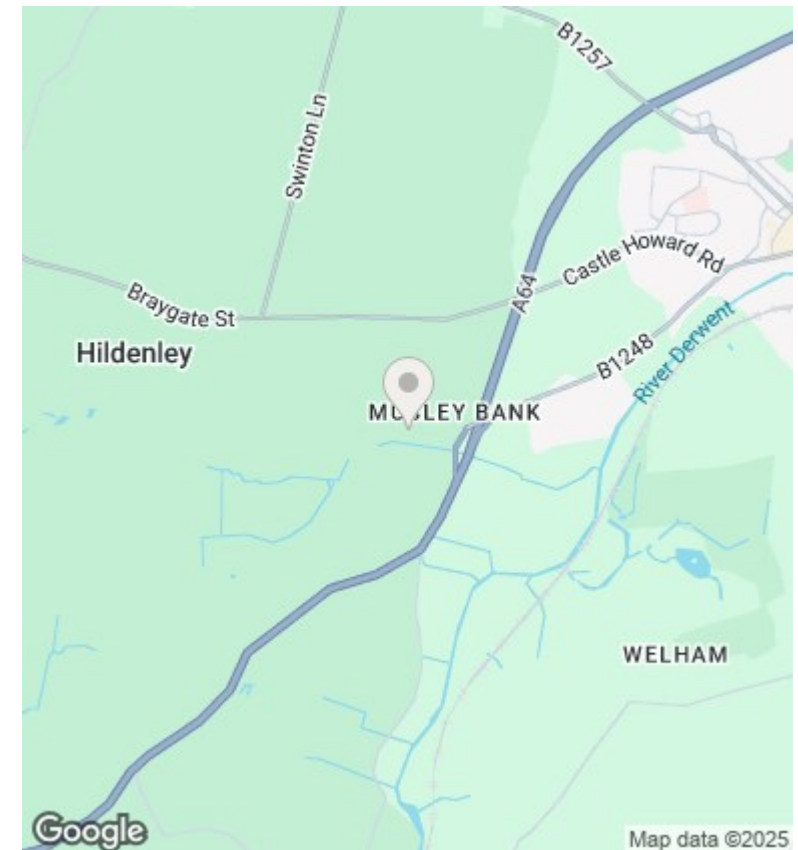
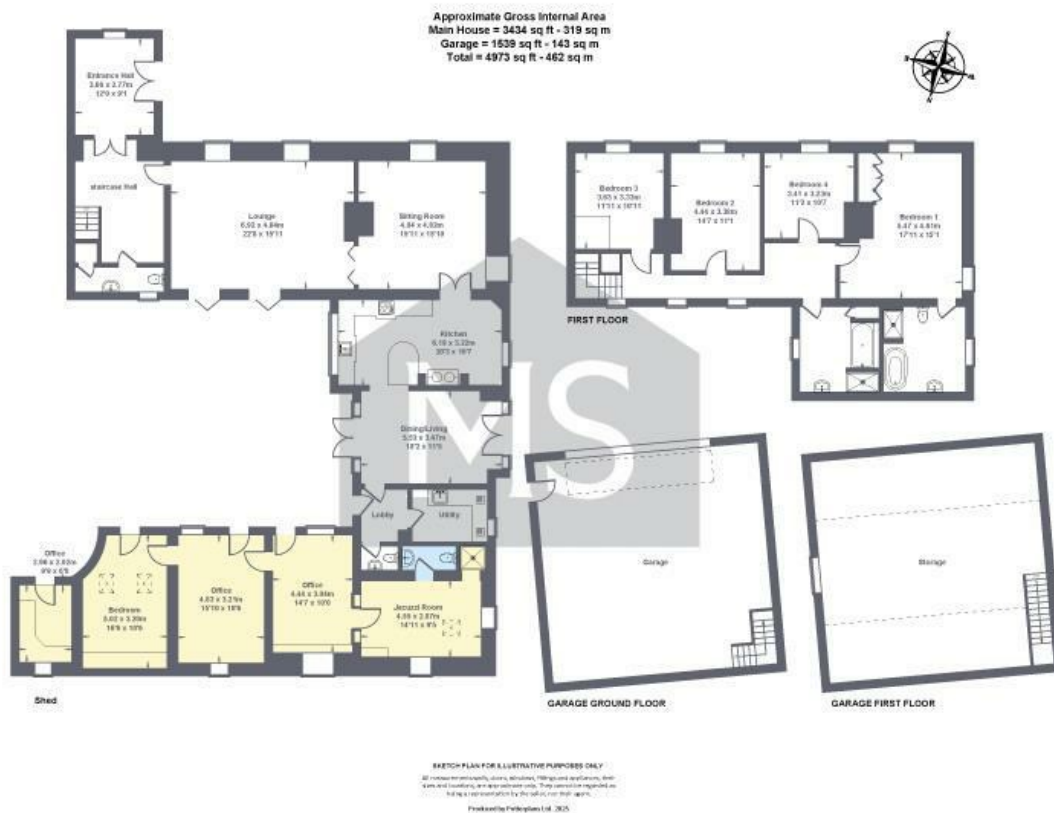
Garage

27'6" x 27'6"

Generous double size (larger than average) with remote front door, side door, ample power and lighting, internal staircase to a fully boarded out upper floor offering excellent further potential for conversion. Measured over two floors it provides 1539 sqft Door height approx 2.7m







Directions

Heading north east to Malton on the A64 take the turning to Malton and then the first left and immediately left again signposted a no-through road and through stone gate posts. Continue for a few hundred metres bearing right then left. Grooms Cottage is clearly identified.

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	41	63
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		