

St. Andrews Cottage, 1 Church Hill, Middleton on the Wolds, YO25 9UG



Price £415,000

PART EXCHANGE CONSIDERED

This magnificent property consists of an imposing Victorian detached house situated within this commanding site overlooking the Middleton village church. The property was at one time both the home and practice of the village doctor. Improved and extended by the present owners, the property offers accommodation that is both generous in proportion and comprehensive in its range, it would be ideally suited to use as a B&B, or as a substantial private house, with possible creation of a granny annex. It benefits from oil fired central heating, partial double glazing and solar panels, the present owners have added an extension to the kitchen which offers a large multi-use living space. In brief, the accommodation comprises an entrance hall with stairs to first floor, front lounge, separate front dining room, substantial fitted dining kitchen with access to the rear hallway with utility room and cloakroom. From the kitchen an enclosed servants staircase leads to the first floor. Servant bells are still connected. There are 3 further ground floor rooms, the dispensary, waiting room and surgery of the former doctors practice, which are connected to the main accommodation and also have separate external access.

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There are 3 distinct landings that connect the first floor accommodation consisting of a grand main landing area which directly serves 3 bedrooms, the main bathroom and a separate WC. Adjacent to the main landing is a servants landing believed to be former servants quarters with a galleried landing running off giving access to a single bedroom and further double bedroom/dressing room and separate shower room. The first floor accommodation is used by the present owners to provide 3 generous double bedrooms a large dressing room and study, but these rooms are equally suited to be used as bedrooms, as required. The first floor is finished with a separate WC, shower room with generous walk-in shower and a magnificent luxury bathroom suite incorporating a large walk-in shower cubicle. The property enjoys landscaped gardens laid to a combination of lawn, gravel and paving. A side drive leads to a detached double garage. To the rear of the property there are also outhouses consisting of a generous store room and separate boiler room. A magnificent historic property that has to be viewed to be appreciated.

Accommodation

Ground Floor

Entrance Hall

Timber flooring, double radiator, delf rail and main staircase leading to first floor accommodation.

Living Room

4.93m (16'2) x 4.31m (14'2)

Double radiator, centres on brick fireplace with open fire, double glazed window to front, ceiling coving, television aerial point.

Dining Room

4.77m (15'8) into bay x 4.26m (14')

Period tiled fireplace with timber surround and open grate, double radiator, double glazed bay window to front.

Dining Kitchen

7.07m (23'2) x 4.29m (14'1) max narrowing to 3.71m (12'2) min, plus 3.79m (12'5) x 2.62m (8'7)

This versatile living space is arranged predominantly to work as a dining kitchen. It incorporates a comprehensive range of matching base and wall units with work surfaces, built-in gas hob with stainless steel chimney hood over, electric single oven, dishwasher, partially vaulted ceiling, double glazed windows and double glazed doors opening to rear garden, 2 radiators. To the dining end of the room is a feature fireplace finished in slate with timber mantel and open grate, the chimney breast being flanked by full height floor to ceiling storage cupboard to one side and a log box to the other. A doorway opens to provide access to the servants staircase which leads up to the servants landing.

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A further door opens to the rear hallway with quarry tiled floor, door opening to the exterior and door to coal store.

Utility Room

With built-in unit and stainless steel sink, plumbing for automatic washing machine.

Cloakroom/WC

Low flush WC, partially timber panelled walls, door to:

Dispensary

4.36m (14'4) x 1.83m (6')

Part of what was the doctors practice, this room is used by the present owners for workshop. Sash window to side, tiled floor, hot and cold plumbing points.

Waiting Room

4.36m (14'4) x 2.13m (7')

Formerly the main point of entry for the doctors practice this room has a doorway giving access to the exterior, quarry tiled floor, sash window and radiator.

The Surgery

4.36m (14'4) x 3.86m (12'8)

Formerly the practice surgery/consulting room. This room is used by the present owners as a snug. Bay double glazed window to front, doorway linking with the main living room, telephone point, television aerial point, double radiator, picture rail, built-in high level storage cupboards, 2 feature stained glass windows to side elevation.

First Floor

Galleried Landing

Gives direct access to the main bathroom, separate WC and first 2 bedrooms. Open archway and steps lead up to:

Main Landing Area

3.91m (12'10) x 3.71m (12'2)

Radiator, sash window and doorway leading to servants landing.

Servants Landing

3.89m (12'9) x 2.92m (9'7)

With double radiator, sash window. Doorway opens to the servants staircase leading down to the kitchen.

Galleried Landing

Links this area with the office, shower and dressing room.

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Bedroom 1

4.31m (14'2) max narrowing to **3.91m (12'7)**
min x 4.26m (14')

Double radiator, double glazed window, picture rail.

Separate WC

Low flush WC, double glazed velux type window, built-in wash hand basin and store cupboard.

Bedroom 2

5.00m (16'5) x **4.31m (14'2)**

Double glazed window to front, radiator, door to:

Bedroom 3/Dressing Room

4.36m (14'4) x **3.02m (9'11)**

Double radiator, double glazed window to front.

Office/Bedroom 4

3.29m (10'10) x **2.11m (6'11)**

Radiator, sash window.

Shower Room

With walk-in shower, low flush WC, pedestal wash hand basin, 2 sash windows, double radiator.

Bedroom 5

4.80m (15'9) x **4.26m (14')**

Double radiator, sash window, television aerial point.

Bathroom

Luxury bathroom suite comprising double ended bath, bidet, low flush WC, wash hand basin, walk-in shower with mains shower laid-on, 2 double glazed velux type windows, double glazed window to rear, space saving combined radiator and heated towel rail, walk-in airing cupboard containing hot water cylinder.

Outside

To the front of the property is a lawned garden set within walled perimeters with gravelled pathway leading to threshold. There is also space for off-street parking to the front of the house, whilst a side drive extends down the right-hand side leading to a detached double garage with up and over main door measuring 4.70m (15'5) x 4.64m (15'3) internally. To the left-hand side the lawned garden extends round the side of the house with gravel access path leading to a back garden area having a combination of lawn and pea gravel pathways/seating area. Views over village pond and farm land. There are walled and hedged perimeters and outhouses consisting of:

Store Room

4.29m (14'1) x **2.34m (7'8)**

Electric power and light laid-on.

Boiler Room

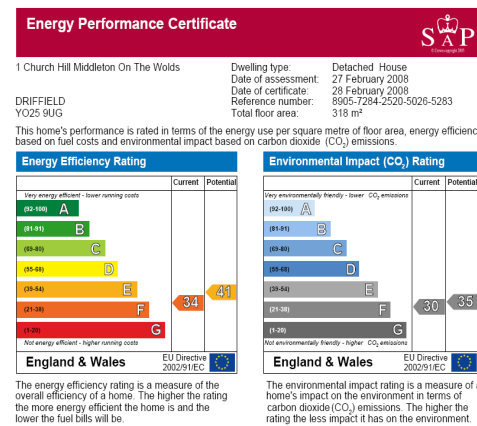
4.29m (14'1) x **2.36m (7'9)**

Houses the oil central heating boiler.

Location and Directions

Middleton on the Wolds is a popular East Yorkshire Wolds village convenient for access to Beverley, Drifffield, Pocklington the East Yorkshire Coast and major commuter routes. The village is served by a number of local amenities, including 2 pubs, 1 with restaurant, chinese take away, village shop, Post office, School and bus route.

From our Beverley office leave Beverley along the B1248 Malton Road, follow this road and exit left when signposted for the village of Middleton on the Wolds. Follow the road into the village passing the church yard to the left and follow sharply to the left then sharply right between the public house and Land Rover garage. At the junction turn right and proceed straight on at the mini roundabout onto Church Hill where number 1 is situated on the left-hand side identified by our 'For Sale' board.



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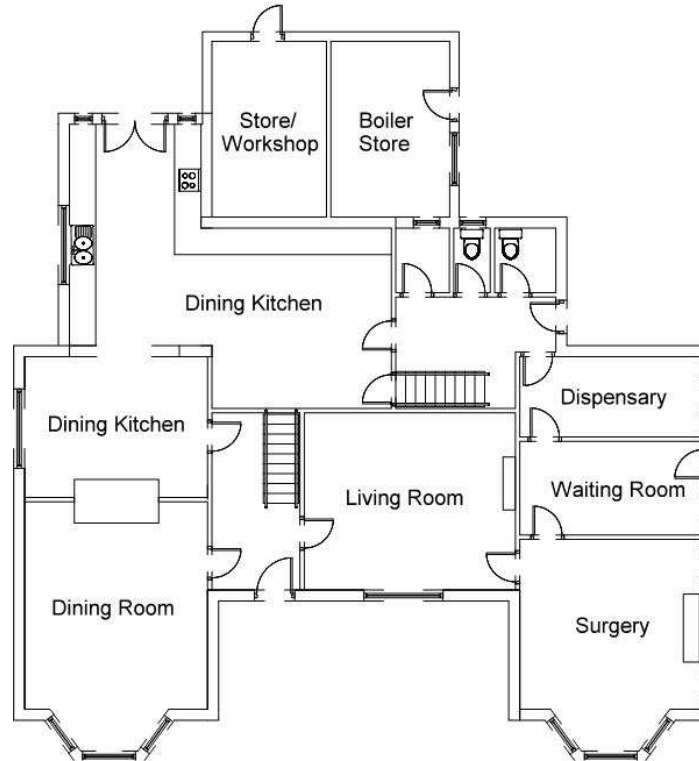
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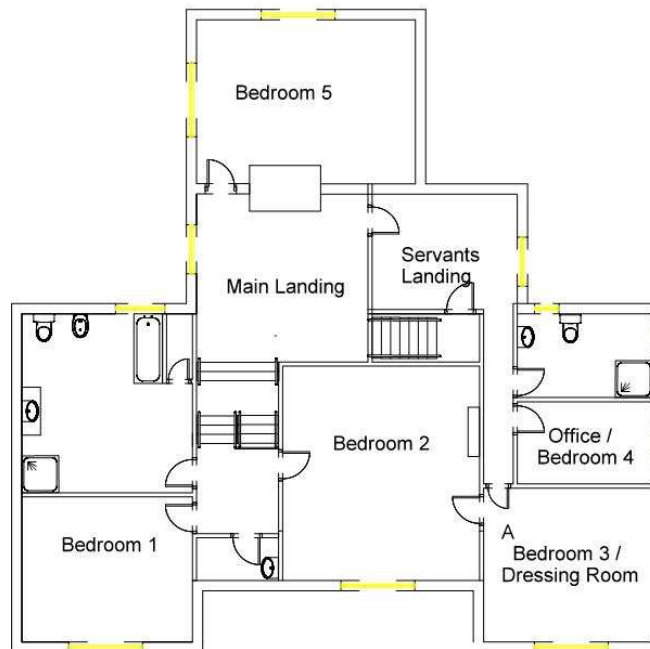
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1 Church Hill ~ Ground Floor Layout ~ Not to Scale



1 Church Hill ~ 1st Floor Layout ~ Not to Scale



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