

IVY HOUSE COLD KIRBY, THIRSK YO7 2HL



An Attractively Positioned, Substantial 2-Bedroomed Detached Village Residence with Scope for Development

- Good Sized Regular Shaped Plot
- Oil Fired Central Heating
- Good Sized Grounds & Gardens
- Scope for Updating & Modernisation
- Scope for Development Subject to PP's
- Detached Workshop
- Separate Garage
- Highly Sought After Village Location

Price: Offers in the Region of: £250,000

Ivy House, Cold Kirby, Thirsk YO7 2HL

SITUATION

Thirsk	7 miles	Helmsley	9 miles
Old Byland	2 miles	Rievaulx	4 ½ miles
Hawby	5 miles	Scarborough	38 miles
A.170	2 miles approx.		

Ivy House is nicely set back just outside the centre of the village of Cold Kirby and enjoys excellent access for Thirsk, Helmsley, the North Yorkshire Moors and major destinations as Teesside and York only half an hour away. The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads which can gain access via the A.170 which also gives access through to Scarborough.

The village of Cold Kirby represents one of the most picturesque villages at the entrance to the North Yorkshire Moors and was historically the site of the original horse racecourse in the North of England.

The area offers tremendous scope for equine, walking and cycling activities and is sited in some of the most picturesque countryside in North Yorkshire.

AMENITIES

Shooting & Fishing – The property is conveniently placed in an area renowned for its quality shoots and good fishing.

Racing - At Thirsk, York, Ripon, Catterick, Sedgfield, Beverley, Doncaster and Redcar.

Golf - Thirsk, Easingwold, Northallerton, Romanby and Bedale are all within easy striking distance.

Schools – The area is well served by good state and independent schools. There is a Primary School in Sutton under Whitstonecliffe village and state secondary schools at Thirsk and Easingwold. Independent Schools are to be found at Ampleforth, Yarm, Teesside High, Ripon grammar, Polam Hall, Darlington and Queen Mary's at Baldersby.

Leisure Activities - Thirsk has a good range of swimming, football, rugby, cricket and tennis clubs and a gym.

Communications – The A.1 and A.19 trunk roads are within 7 miles of the property and the East coast main line train station is at Thirsk bringing London and Edinburgh within 3 hours commuting distance. Additionally the Transpennine Line calls at this station and gives direct access to Newcastle, Middlesbrough, York, Leeds, Liverpool, Manchester and Manchester Airport.

International Airports can be found at Durham Tees Valley, Newcastle, Leeds/Bradford and Manchester.

DESCRIPTION

Ivy House at Cold Kirkby comprises a stone built with pantiled roof traditional 2-bedroomed detached country cottage situated in the heart of this highly sought after very desirable North Yorkshire village. Externally it has to the front, lawned garden

with mature shrubs which is bordered to two sides with traditional stone walls and to third side with hedging. It has a pathway to the front door and a purpose built boiler store adjacent to the front wall housing a Worcester Danesmoor 15/90 oil fired central heating boiler. The side of the property has an expansive chippings driveway which opens out to hardstanding for a number of vehicles and gives access to a detached stone built mono pitch tiled roof.

Between the house and garage are twin wrought iron gates providing access to both sides and parking. This opens out at the rear into a further area of hardstanding and then onto the main rear gardens which are principally laid to lawn with base and space for shed and greenhouse. There is a raised shrubbery and rockery and it is bordered by low level stone walls. Within the rear garden is a former workshop which is partially dilapidated and in need of refurbishment but has been retained to aid replacement at a later date. To the extreme rear of the property is a rough area of ground which will provide opportunity to extend the garden.

The property sits nicely in the plot with the gardens to front and rear and the garage and driveway to side. There is considerable potential for enlargement of the property and it sits on a plot which would readily accommodate a larger dwelling. As the property presently stands it is in need of updating and modernisation but there is scope to provide for a superb family house in this much sought after location. At present the property enjoys oil fired central heating and has traditional sash windows.

Internally it has well laid out and spacious accommodation.

Early inspection is recommended to fully appreciate the property, its position and potential.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with double glazed windows to side into:

Entrance Vestibule
2.51m x 1.34m (8'3" x 4'5")

Attic access. Ceiling light point. Radiator.

Entrance Hall
1.57m x 11.8m (5'2" x 3'11") max

Door to understairs store cupboard.

2nd Sitting Room / Snug
2.74m x 3.83m (9' x 12'7")

With display window ledge to front. Feature tiled fireplace, mantle shelf and hearth with inset open grate. Exposed beamed ceiling. Two wall light points. Telephone point. Inner recess gives access to stairs. Archway through to:

Living Room
7.42m x 2.96m (24'4" x 9'9")

Two large picture windows to rear. Two ceiling light points. Two double radiators. Step up and door through into kitchen. Sliding glass doors into:

Sitting Room

4.54m x 4.08m (14'11" x 13'5") max into recess

Painted beamed ceiling. Display window ledge. Feature fireplace comprising stone surround, tiled hearth and oak mantle shelf. Adjacent stone TV plinth with matching oak top. Two wall light points. Door to:

Breakfast Kitchen

6.17m x 3.20m (20'3" x 10'6")

Nicely delineated into breakfast / utility / kitchen. Enjoying a nice range of oak fronted base and wall cupboards, work surfaces with inset single drainer, 1 1/2 bowl coated sink unit. Space and plumbing for dishwasher. Space and point for electric cooker with extractor hood. Ceiling light point. Archway to breakfast area enjoying a continuation of the oak fronted base units which incorporate space and plumbing for washing machine and space for fridge freezer. Space for breakfast table. Velux roof light. Ceiling light point. Door to:

Downstairs Bathroom

1.52m x 2.59m (5' x 8'6") plus built in airing cupboard

Having a coloured suite comprising pine panelled metal bath with mixer tap. Matching pedestal wash basin and low level WC. Half tiled to rear of wash basin and bath. Ceiling light point. Single radiator. Airing cupboard housing cylinder with immersion heater with extensive shelving around. Louvre doors to front.

To the rear of the kitchen is:

Rear Entrance Vestibule

0.98m x 0.88m (3'3" x 2'11")

With internal and external doors. Exposed stone walls.

Stairs to First Floor with pine balustrade leading up to:

First Floor Landing

With ceiling light point.

Bedroom No. 1

4.16m x 4.06m (13'8" x 13'4")

With overbed light pull. Ceiling light point. Recess suitable for wardrobe. Display windows ledges.

Bedroom No. 2

2.81m x 3.96m (9'3" x 13')

Overbed light pull. Ceiling light point. Useful overstairs recess.

OUTSIDE

Former Workshop

7.32m x 4.57m (24' x 15')

Of wooden construction with a corrugated roof. It is dilapidated and in need of refurbishment.

Garage

12.29m x 3.73m (40'4" x 12'3")

Up and over door to the front. Pedestrian to the side. Concrete floor. Light and power.

GARDENS

To the front is a lawn with mature shrubs which is bordered to two sides with traditional stone walls and to third side with hedging.

Between the house and garage are twin wrought iron gates providing access to both sides and parking. This opens out at the rear into a further area of hardstanding and then onto the main rear gardens which are principally laid to lawn with base and space for shed and greenhouse. There is a raised shrubbery and rockery and it is bordered by low level stone walls. Within the rear garden is a former workshop which is partially dilapidated and in need of refurbishment but has been retained to aid replacement at a later date. To the extreme rear of the property is a rough area of ground which will provide opportunity to extend the garden.

GENERAL REMARKS & STIPULATIONS

Viewing

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

Services

Mains Water, Electricity. Oil Fired Central Heating.

Tenure

Freehold with Vacant Possession upon completion.

Local Authority

Ryedale District Council, Ryedale House, Old Malton Road, Malton, YO17 7ZN

Council Tax Band

We are verbally informed by Ryedale District Council that the Council Tax Band is **D**. The current charge is **£1500.85**.

Energy Performance Certificate

Ivy House, Cold Kirby, THIRSK, YO7 2HL

Dwelling type:	Detached house	Reference number:	8999-8251-7729-7707-9273
Date of assessment:	05 December 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	05 December 2013	Total floor area:	147 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,892
Over 3 years you could save	£ 5,472

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 6,516 over 3 years	£ 2,835 over 3 years	
Hot Water	£ 2,166 over 3 years	£ 375 over 3 years	
Totals	£ 8,892	£ 3,420	<div style="border: 1px solid black; padding: 2px; display: inline-block;"> You could save £ 5,472 over 3 years </div>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #4f81bd; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: x-small; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 2px;">Current</th> <th style="padding: 2px;">Potential</th> </tr> <tr> <td style="text-align: center; padding: 2px;">81</td> <td style="text-align: center; padding: 2px;">31</td> </tr> </table> <p style="font-size: x-small; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	Current	Potential	81	31
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Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 2,154	✔
2 Floor insulation	£800 - £1,200	£ 642	✔
3 Insulate hot water cylinder with 80 mm jacket	£15 - £30	£ 750	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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COMMITMENT

Northhallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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