



KESWICK HOUSE, PAGE LANE, WOMBLETON
£495,000

Carter Jonas

KESWICK HOUSE, PAGE LANE, WOMBLETON, YO62 7SE

Stone fronted in the traditional period cottage style under a pantile roof, Keswick House presents an attractive facade on this quiet lane. In recent years the house has been comprehensively renovated and extended to the rear, giving the perfect mix of open-plan living space and cosy reception rooms.

Beautifully presented throughout, the accommodation has been thoughtfully styled with characterful touches and high-quality fittings. To the first floor, 2 of the bedrooms are good sized doubles with 2 further bedrooms, served by a modern bathroom. There is a spacious loft which offers the potential to be converted if required.

The garden enjoys a sunny aspect and is fully enclosed, bordered by period stone walls. Full width, glazed patio doors at the back of the house lead out onto a paved terrace, with the rest laid to lawn. There is a useful storage shed and a greenhouse, and gated side access.

The village of Wombledon is well placed for access to the market towns of Helmsley, Kirkbymoorside and Pickering with the NYM and Coast also close by. There are a number of excellent eateries in the area including the ever-popular Star Inn at Harome. The area has an abundance of local walks and is ideally situated for quality schools including Ryedale, Ampleforth and Terrington.

TENURE Freehold

EPC BAND C

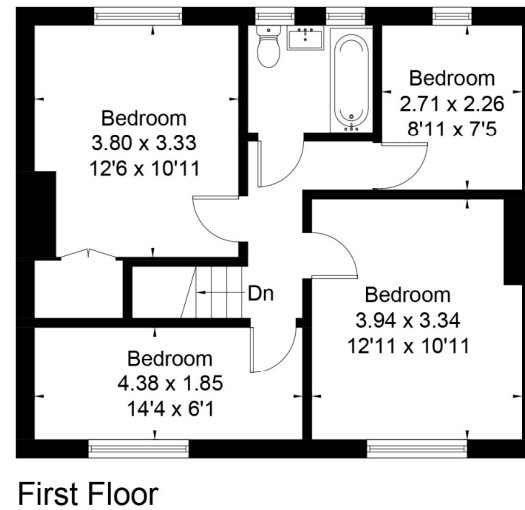
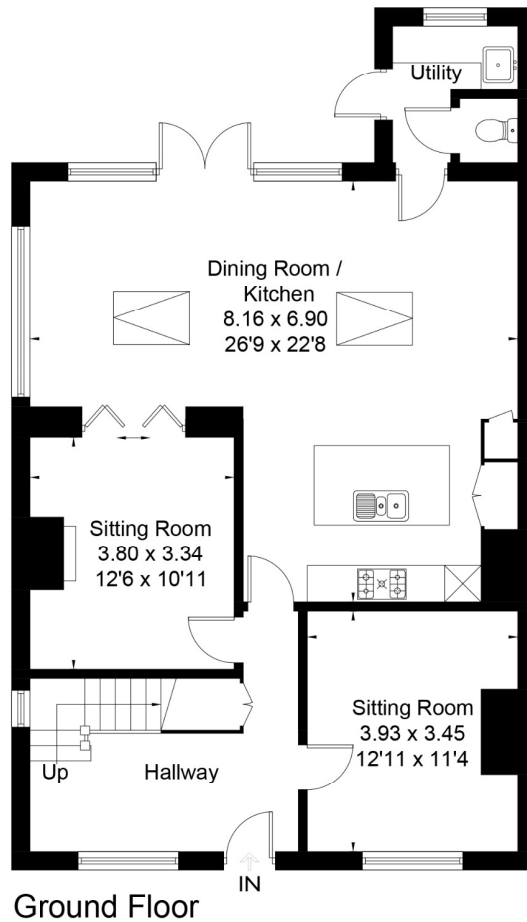
A BEAUTIFULLY RENOVATED AND EXTENDED CHARACTER HOUSE, SITUATED IN A PEACEFUL LOCATION IN THE SOUGHT-AFTER VILLAGE OF WOMBLETON.



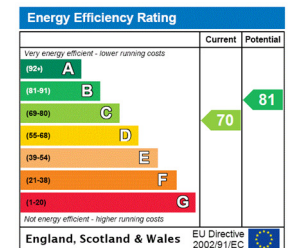




Approximate Area = 147.9 sq m / 1592 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Classification L2 - Business Data