



**VILLAGE FARM HOUSE, WINTRINGHAM, MALTON**  
OFFERS OVER £249,999

**Carter Jonas**

## VILLAGE FARM HOUSE, WINTRINGHAM, YO17 8HX

Village Farmhouse is one of many attractive period stone cottages which line the main street of this picturesque estate village. The property is a well-balanced 4 bedroomed property with a garden to the rear.

Currently offering well-proportioned accommodation consisting of: kitchen, utility, living room, dining room, study, family bathroom and four bedrooms.

The property requires a degree of modernisation but offers plenty of scope for reconfiguration and extension (subject to the necessary consents). Outside there is a lawned garden

Within easy commuting distance of Malton, Pickering, Scarborough and York.

### Covenants:

- The purchasers are to supply in writing specific details, dimensions and designs in relation to extensions and alterations to the Transferors' agents, all extensions and alterations should be in keeping with the surrounding area, consent is not to be unreasonably withheld.
- To carry out the external decoration of the property every 5 years. The property is to be decorated in colours agreed with the transferors' agents.
- Not to use permit or suffer to be used the property for any purpose whatsoever other than single private dwellings with the usual outbuildings and for no other purpose and in particular will not use or permit any trade or business to be carried out.
- Not to make any alterations or additions to the exterior of the property without the prior written approval of the Transferors' agents consent not to be unreasonably withheld.
- Not to permit the storage or siting of any caravan, trailer, horse box, camper van, boat, commercial van, pantehnicon or flag pole on the property.
- Not to permit or keep any livestock (including chickens, ducks, and horses) or non-domestic animal/pets on the property.

**TENURE** Freehold

**EPC BAND** F

## A PRETTY COTTAGE SITUATED IN THE HEART OF A POPULAR ESTATE VILLAGE.







## Village Farm House

Approximate Gross Internal Area = 127.4 sq m / 1371 sq ft

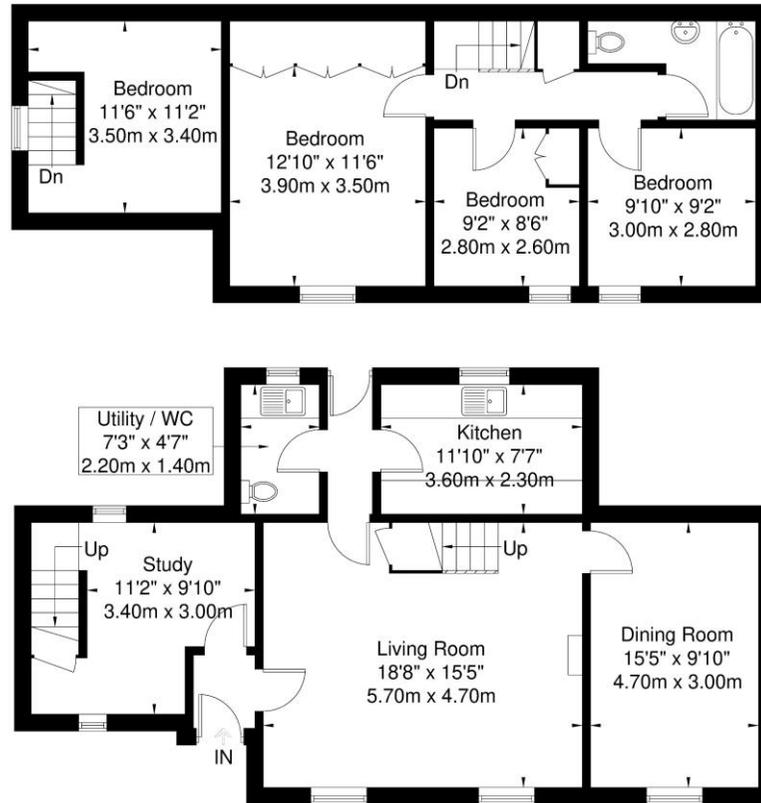


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

**carterjonas.co.uk**  
Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.