

## 2 BYLANDS, SHEEPWALK LANE WEST LUTTON



A semi-detached four bedroom cottage with three reception rooms,  
in need of modernisation and improvement.  
Together with a large outbuilding and grass paddock, the property is  
located on the edge of the village and enjoys open views.  
In total approximately 0.7 acres or thereabouts.

### GUIDE PRICE £225,000

2 Bylands is a semi-detached, brick-built cottage which requires modernisation and improvement; located at the end of Sheepwalk Lane the property faces south-west. The cottage occupies a large site with grass paddock and open-fronted garage with workshop – the total site area is estimated to be in the region of 0.7 acres. The property offers great potential for further extension/alteration – subject to securing the necessary consents.

Set within the Wolds Area of High Landscape Value, West Lutton is one of the line of villages along the Great Wold Valley that runs between the villages of Duggleby and Foxholes. The village has a strong rural character, and the Gypsy Race which runs through the village on the verge side provides an attractive feature. The market town of Malton is located approximately 10 miles to the west, and provides a good range of local facilities. The village benefits from a church and primary school and the neighbouring village of Weaverthorpe (2 miles) benefits from a shop/post office, two public houses and a primary school.

## ACCOMMODATION

### REAR ENTRANCE

Door to:

### PORCH

1.70m (5'7") x 1.50m (4'11")

Door to the hall.

### ENTRANCE HALL

Stairs off to the first floor. Understairs cupboard. Telephone point.

### SNUG

3.70m (12'2") x 3.60m (11'10")

Open fire with tiled surround and hearth. Wall light point.

### KITCHEN

2.50m (8'2") x 2.00m (6'7")

Electric cooker point. Stainless steel single drainer sink unit. Automatic washing machine point. Electric meters and fuse box.

### WALK-IN PANTRY

1.90m (6'3") x 1.00m (3'3")

Fitted shelving and cold slab.

### DINING ROOM

3.70m (12'2") x 3.60m (11'10")

Open fire with slate surround and hearth and timber mantel. Television point. Door to the front.

### SITTING ROOM

5.70m (18'8") x 3.90m (12'10")

A dual aspect room with open fire having tiled hearth, slate inset and tiled mantel. Two wall light points. Radiator.

### BATHROOM & WC

2.20m (7'3") x 1.80m (5'11")

White suite comprising: bath with shower over, pedestal basin and low flush WC. Wall-mounted electric heater.

## FIRST FLOOR

### LANDING

Large fitted cupboard. Loft access point.

### BEDROOM ONE

3.70m (12'2") x 3.70m (12'2") (max)

Radiator.

### BEDROOM TWO

3.70m (12'2") x 3.70m (12'2") (max)

Airing cupboard containing the hot water cylinder with electric immersion heater. Radiator.

### BEDROOM THREE

3.90m (12'10") x 2.80m (9'2")

Radiator.

### BEDROOM FOUR

2.90m (9'6") x 2.80m (9'2")

Fitted cupboard. Radiator.

## OUTSIDE

There is ample off-street parking with the property and an open-fronted garage with attached workshop. Attached to the rear of the property there is an outside WC and coal / garden store. There is a grass paddock adjoining the property and the total site area amounts to approximately 0.7 acres.

OPEN FRONTED GARAGE  
8.00m (26'3") x 5.70m (18'8")

ATTACHED WORKSHOP  
6.00m (19'8") x 2.20m (7'3")

### GENERAL INFORMATION

Services: Mains water and electricity.  
Septic tank drainage.

Council Tax: Band: C (verbal enquiry).

Tenure: We understand that the property is  
Freehold and that vacant possession will  
be given upon completion.

Planning: Ryedale District Council  
Ryedale House  
Malton, North Yorkshire  
YO17 7HH

Viewing: Strictly by appointment through the  
Agents office in Malton.

The measurements are approximate and are intended for guidance purposes only. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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