



Walnut Tree Farmhouse

Main Street

Wetwang YO25 9XJ

ASKING PRICE OF

£225,000

4 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



Rear



4



3



1



Off Road
Parking



Oil Central Heating

Walnut Tree Farmhouse Main Street, Wetwang, YO25 9XJ

A rare opportunity to acquire a detached former farmhouse with a distinctive, double fronted façade in need of comprehensive modernisation and improvement but having huge potential to create a very distinctive enviable home in a Wolds village setting within a short walk of open countryside.

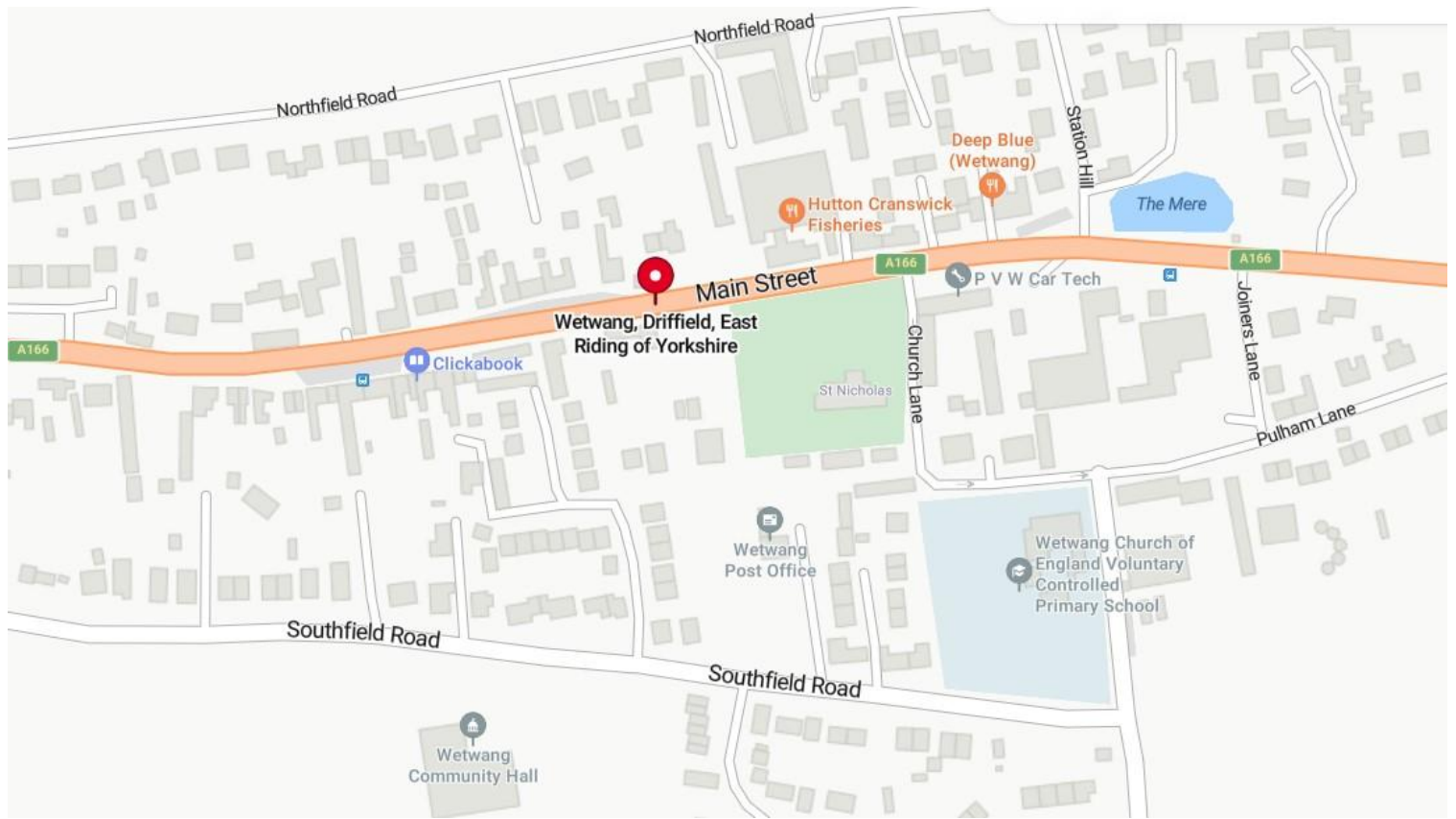
The current layout of the property which of course can be subject to interpretation and remodelling includes four double bedrooms plus 3 ground floor reception rooms and very spacious breakfast kitchen to the rear.

Additional rooms on the ground floor include pantry and larder with a large store cupboard on the first floor as well as house bathroom.

There is vehicle access off Main Street with parking plus enclosed area to the rear from which to create a garden.

WETWANG

Wetwang is a traditional East Yorkshire linear village spanning the A166, which links Driffield to York and beyond. Features of the village include the charming village pond and Norman church of St. Nicholas, which dates back to the 13th Century. The village school was erected by Sir Tatton Sykes Bart AD1845. "Enlarged AD1866 according to the plaque on the school wall."



Accommodation

ENTRANCE HALL

With main staircase leading off to the first floor

SITTING ROOM

13' 9" x 11' 8" (4.2m x 3.58m)

With front facing window.

LIVING ROOM

14' 1" x 11' 8" (4.3m x 3.58m)

With front facing window.

DINING ROOM

17' 10" x 11' 10" (5.46m x 3.63m)

With rear and side windows.

INNER HALL

PANTRY

10' 1" x 8' 8" (3.08m x 2.65m)

LARDER

11' 10" x 5' 8" (3.63m x 1.74m)

REAR LOBBY

With access to the exterior

KITCHEN

17' 7" x 13' 8" (5.36m x 4.19m)

With dual side windows and second staircase leading to the first floor

FIRST FLOOR

LANDING

BEDROOM 1

18' 10" x 12' 0" (5.76m x 3.68m)

With rear facing window.

BEDROOM 2

13' 9" x 11' 8" (4.2m x 3.56m)

With front facing window.

BEDROOM 3

13' 10" x 11' 8" (4.22m x 3.58m)

With front facing window storage cupboards.

BATHROOM

12' 0" x 10' 9" (3.68m x 3.3m)

BEDROOM 4

21' 10" x 13' 8" (6.68m x 4.19m)

Access from a second the case from the kitchen and having dual side windows.

OUTSIDE

There is vehicular access to the right hand side of the house along with an enclosed area to the rear from which to create a garden.

TENURE

We understand th that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

ENERGY PERFORMANCE CERTIFICATE

Rating (TBC)

COUNCIL TAX BAND

Band (TBC)

NOTES

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

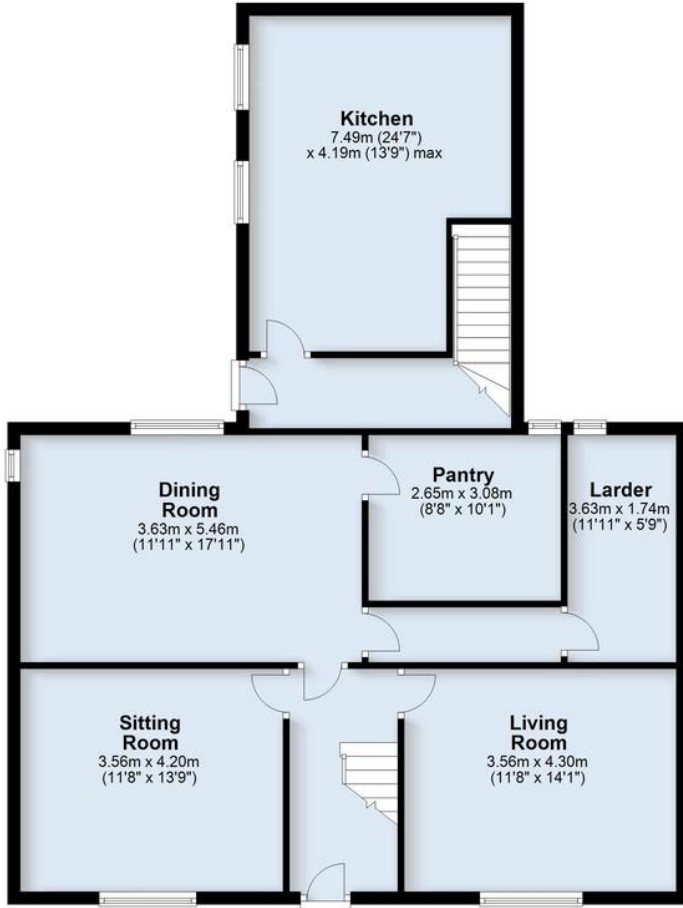
Strictly by appointment with Ulllyotts.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately (TBC)

Ground Floor

Approx. 105.2 sq. metres (1131.9 sq. feet)



First Floor

Approx. 104.3 sq. metres (1122.7 sq. feet)



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■ Ulllyotts ■

EST 1891



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