

PRIMROSE HILL FARMHOUSE

MOWTHORPE LANE, TERRINGTON, YORK, YO60 6QF

CROFT
RESIDENTIAL



York 15 miles, A64 5 miles, Malton 9 miles, Leeds 35 miles

A CHARMING FAMILY HOME WITH GORGEOUS GARDEN AND GROUNDS
NESTLED IN THE HOWARDIAN HILLS AND WITH VIEWS AS FAR AS THE EYE CAN SEE

Accommodation and Amenities

Entrance lobby, reception hall, drawing room, dining room, living kitchen, study, utility room and cloak room

Master bedroom with dressing room and bathroom, guest bedroom with en suite and house bathroom

Second floor two additional bedrooms with one en suite

Immaculate gardens, woodland, sweeping driveway, private parking, double garage and stores

Panoramic views that catch one's breath

In all approximately 6 acres



Introduction

Primrose Hill Farmhouse enjoys a truly spectacular setting in the Howardian Hills AONB and was originally part of the Castle Howard Estate, restored from a derelict condition 25 years ago. During the current vendors ownership which is some 5 years they have made further alterations which have enhanced the property without doubt and such works include extension, alterations internally, new kitchen and bathrooms as well as substantial work in the garden and parking areas. The accommodation is arranged over three floors with the principal rooms all facing south and taking in the amazing views. On the ground floor the reception hall is a room in its self and the sitting room and bespoke living kitchen have French doors leading out to the terrace. The master bedroom is large and makes a delightful suite with the dressing room and bathroom along with an further bedroom and bathroom to the first floor and two more bedrooms (one en suite) on the second floor.

The outstanding attribute of Primrose Hill Farmhouse is its position and views. The drive sweeps downhill off Mowthorpe Lane as the vista opens before the unsuspecting visitor: a wide panorama of wooded and undulating country with Sheriff Hutton castle in the middle distance and York Minster beyond. The only way to describe it is breath taking and glorious.

The current owners have transformed the woodland leading to the property allowing the bluebells and primroses to burst into life in the spring.





The garden is immaculate and has a series of lawns and rockeries creating tiers of colour, covered stone walls, and a pergola with central walkway leading to the pond at the bottom. All of which faces out to open countryside and the wonderful view. On the approach to the house is a horseshoe shape drive creating ample private parking in addition to the double garage.

Additional Information

Services

We are advised that the property has mains water and electricity. Drainage is via a sewerage treatment plant and the central heating is LPG

Local Authority

Ryedale District Council. www.ryedale.gov.uk
01653 600666

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions

From the centre of Terrington by the village shop go down Mowthorpe Lane. Continue passed the village hall and then the cemetery. Take the next right hand turning signed Primrose Hill Farmhouse on to a tree lined driveway and follow the drive for roughly a quarter of a mile and the house is down the hill on the left hand side.



Environs

Terrington is a sought-after village situated in the Howardian Hills, an Area of Outstanding Natural Beauty. The village has a shop, church, doctor's surgery, primary school and Terrington Hall Preparatory School.

The market town of Malton is 7 miles away and Helmsley is 14 miles away, both of which offer an array of shops, a weekly market, supermarket, restaurants and bars. Malton has a train station with regular services to Scarborough, York and Leeds.

York is the nearest city offering excellent shopping with a mainline railway station from which some trains make the journey to London under 2 hours. The shopping centre of Monks Cross is easily accessible and can offer a large array of retail as well eating opportunities

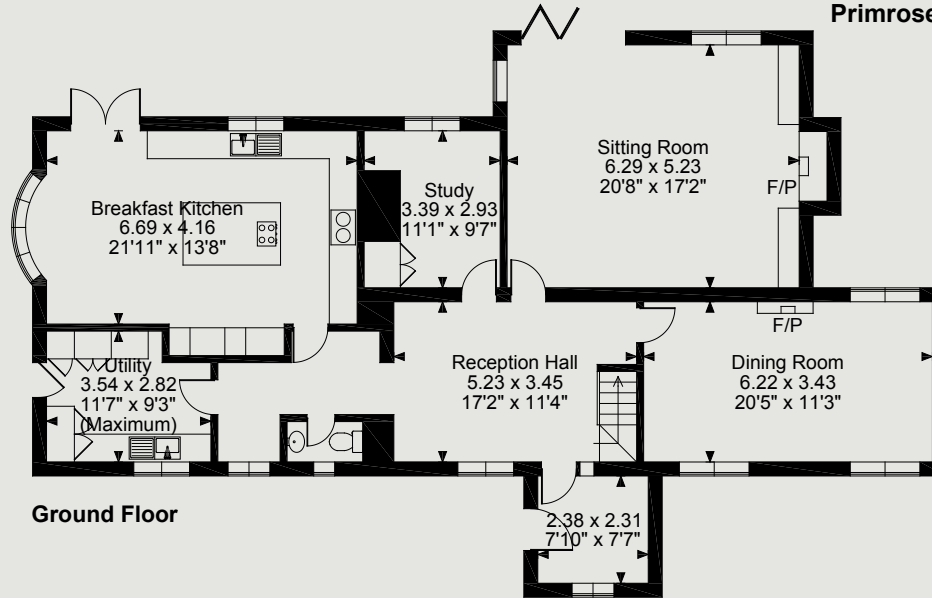
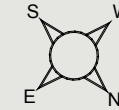
The renowned stately home Castle Howard, with its shops and fabulous gardens, is only 4 miles away.



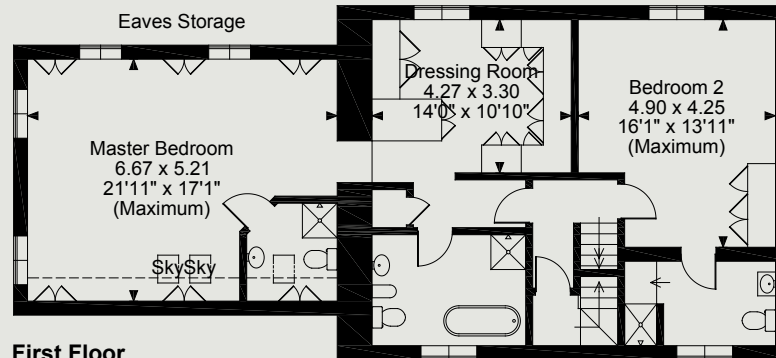
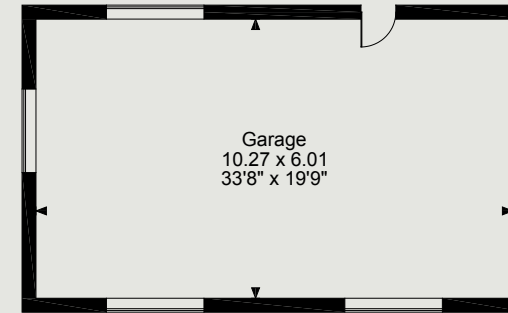


Primrose Hill Farmhouse, Mowthorpe, Terrington, York

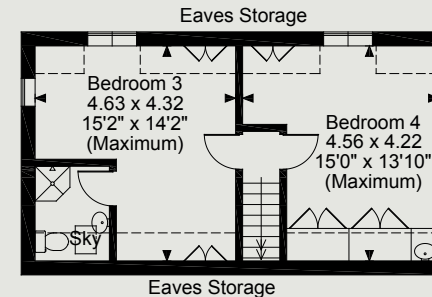
Approximate Gross Internal Area
Main House = 2925 Sq Ft/272 Sq M
Garage = 664 Sq Ft/62 Sq M
Total = 3589 Sq Ft/334 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		
(39 - 54)	E	43	61
(21 - 38)	F		
(1 - 20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>BBN: 8773-7125-0310-0000-3972</small>			

VIEWING ARRANGEMENTS Strictly through the selling agents:

Croft Residential, Pavilion 2000, Amy Johnson Way, York YO30 4XT Tel: 01904 238 222 Email: toby@croftresidential.co.uk www.croftresidential.co.uk

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