



The Old Vicarage, Bubwith, North Yorkshire







An elegant Victorian vicarage set in a private sought-after village setting.

Summary of accommodation

Ground Floor

Reception hall | Drawing room | Sitting room | Dining room | Kitchen/breakfast room | Study | Utility room | Boot room | Cloakroom/WC

First Floor

Landing | Three bedrooms | Three bathrooms

Second Floor

Two bedrooms | Two attic storage rooms

Cellar

Externally

Detached double garage

In all about 1.1 acres

Distances

Howden 6 miles (Howden railway station 5 miles), York 12 miles, Leeds 34 miles

(All distances are approximate)



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The property

The Old Vicarage is an imposing Victorian home originally constructed in the 1850s and has evolved in recent years to satisfy the requirements of modern-day living. Extending to some 4,600 sq ft, it occupies a discreet position in the heart of the village.

There is an immediate sense of arrival and space as you enter the property with an impressive reception hall, leading to a large drawing room being some 23 ft in length, in addition to two further spacious reception rooms, a study, and a generous breakfast kitchen, a good utility, and a boot room and cloakroom. There is a small cellar.

On the first floor a spacious landing gives access to three double bedrooms including a large principal suite with modern dressing room/en suite, and two further bathrooms (one being en suite). On the second floor are two additional bedrooms and two generous attic storage rooms.









Approximate Gross Internal Floor Area

435.8 sq m / 4,691 sq ft

Cellar = 24.9 sq m / 268 sq ft

Attic Storage = 111.4 sq m / 1,199 sq ft

Garage = 43.7 sq m / 470 sq ft

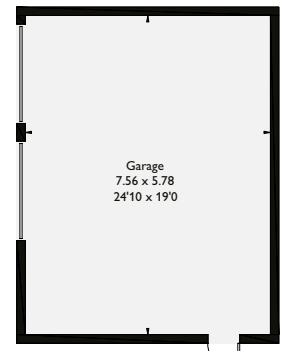
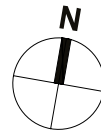
Total = 615.8 sq m / 6,628 sq ft

Including Limited Use Area (64.2 sq m / 691 sq ft)

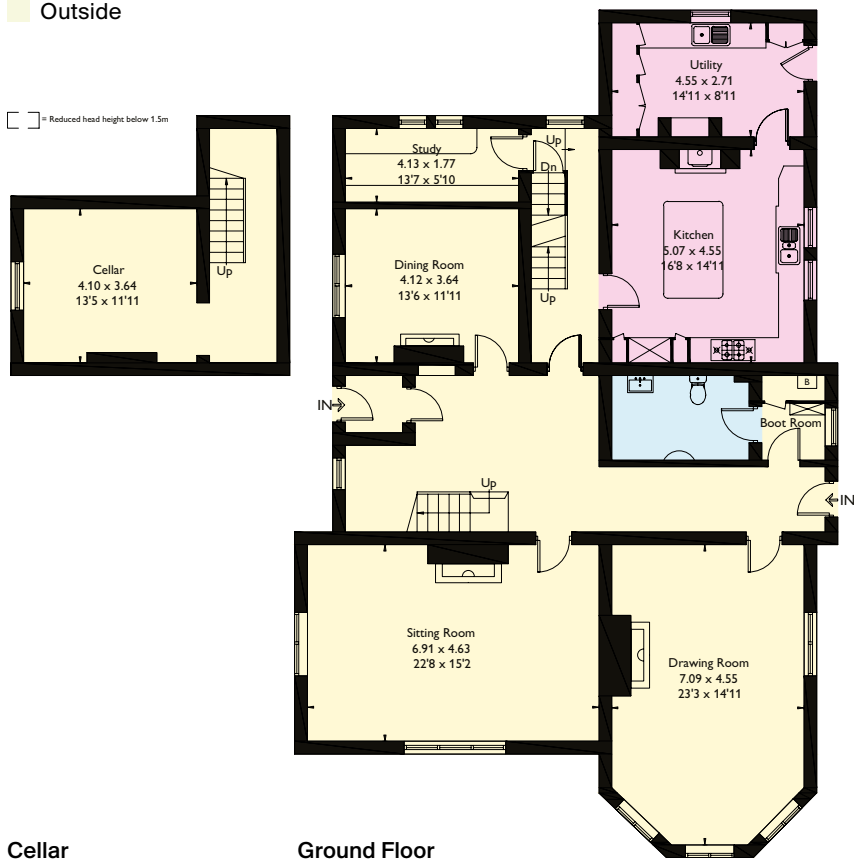
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Reduced head height below 1.5m

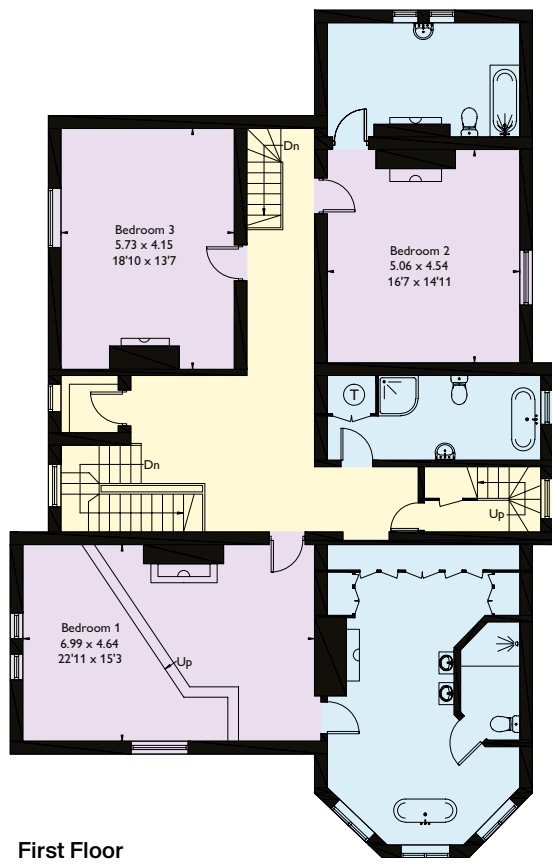


(Not Shown In Actual Location / Orientation)

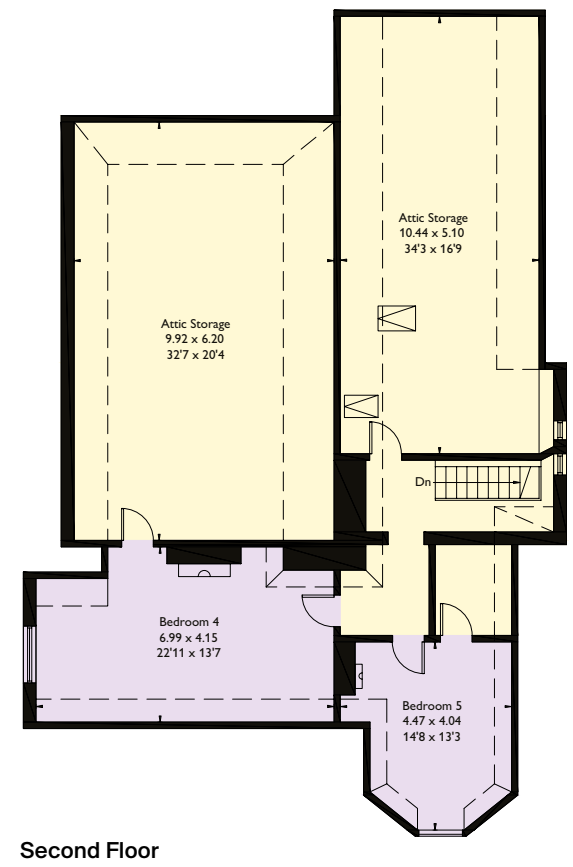


Cellar

Ground Floor



First Floor



Second Floor



Externally

The property is approached via the gravel drive sweeping around to the front of the house with ample parking and a detached double garage. The large gardens lie predominantly to the front and side and are primarily lawned with wooded boundaries creating privacy, established flower beds and borders and mature trees.

Location

The popular village of Bubwith has a good range of amenities, including a Grade I listed Church, village shop and post office, delicatessen and gift shop, Curry restaurant and take away, an award-winning butcher, Doctors surgery, a thriving primary school and a leisure centre with a wide range of classes, tennis courts, and running track. Beautiful woodland and riverside walks.

Situation

The village of Bubwith is ideally situated within beautiful countryside about 12 miles South-East of York. For the commuter Bubwith is conveniently located for access to the A19 for York and Selby, the A1079 for Pocklington and the M62/M18 for connections further afield. The nearby Minster town of Howden, just 6 miles south offers further amenities and a railway station with free parking and frequent trains to London Kings Cross, York and Leeds.

Services

Oil fired central heating, mains electricity, water and drainage.

Property information

Tenure: Freehold

Local Authority: East Riding of Yorkshire Council

Council Tax: Band G

EPC Rating: F

Guide Price: £1,300,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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