

Mark Stephenson's

ESTATE & LETTING AGENTS



The Tofts Low Hutton, Huttons Ambo, YO60 7HF

£495,000

- Excellent village home in generous grounds
- Three well proportioned bedrooms
- Sought after village location
- Extensive ground floor living space
- Outbuildings and home office/studio
- Fast access to the A64
- Modern fitted kitchen with AGA
- Double size garage block
- Oil fired c/h, modern solar panels

The Tofts Low Hutton, Huttons Ambo YO60 7HF

A traditional stone under pantile detached house in extremely private and generous gardens together with outbuildings, double size garage and separate home office/studio. The Tofts has been comprehensively updated and improved during the last 10 years so as to create an extremely well appointed village home enjoying lovely ground floor living space together with three well proportioned bedrooms and en-suite facilities. Low Hutton is a scenic, no-through village, one of two small hamlets which make up Huttons Ambo, a classic, rural village located on the slopes of the Derwent valley on the southern boundary of the Howardian Hills Area of Outstanding Natural Beauty. Despite its rural setting, the village benefits from high-speed broadband, making it an ideal base for anyone looking to work from home.



Council Tax Band: E



General information/location

Huttons Ambo combines the villages of High Hutton and Low Hutton, the latter being the larger village that sits on the gentle slopes of an attractive stretch of wooded valley at the foot of the Howardian Hills. Despite its rural setting, the village benefits from high-speed broadband making it an ideal base for anyone looking to work from home. There is convenient access to the A64 providing quick links to Malton - a first-rate market town with excellent amenities and railway station with regular services to York, from where London can be reached in less than 2 hours. The City of York is an easy commute, just 15 miles south-west, with its medieval Minster and comprehensive range of facilities.

Services

Oil heating, mains drains, mains electric.

Solar panels have been installed in only the last few years and provide a considerable reduction to the electricity running costs.

Entrance hallway

With main front entrance door, side facing window.

Sitting/dining room

Bi-folding doors to the side opening into the delightful gardens, windows to front and rear aspects, radiators, built in alcove unit, log burner with oak mantle, exposed beams, engineered oak flooring.

Kitchen

Window to front, glass door to rear aspect, range of modern wall and base with wood work surfaces, tiled splashback, oil fired Aga,

integrated dishwasher, space for fridge/freezer.

Rear hallway

Stable door and window to side aspect, stairs to first floor landing.

Cloaks/WC

Window to front aspect, wash hand basin with vanity, low flush WC.

First floor landing

Windows to the rear.

Bedroom 1

Window to the front, radiator jack and jill door to house bathroom.

Bathroom

Window to front, heated towel rail, enclosed bath with taps and shower attachment, wash hand basin, fully tiled walls, corner shower cubicle with power shower, spot lights, extractor fan, airing cupboard, loft access.

Bedroom 2

Windows to side and front aspect, radiator.

En-suite

Wash hand basin with vanity, corner shower cubicle with power shower, WC, extractor fan.

Bedroom 3

Window to front aspect, radiator.

Outbuilding 1

Power points and lighting.

Outbuilding 2

Power points and lighting.

Double garage

Approx 17ft 9 X 17ft

Power and lighting, up and over door. Connecting internal door into the home office/studio.

Home office/studio

Approx 17ft 1 X 8ft 9

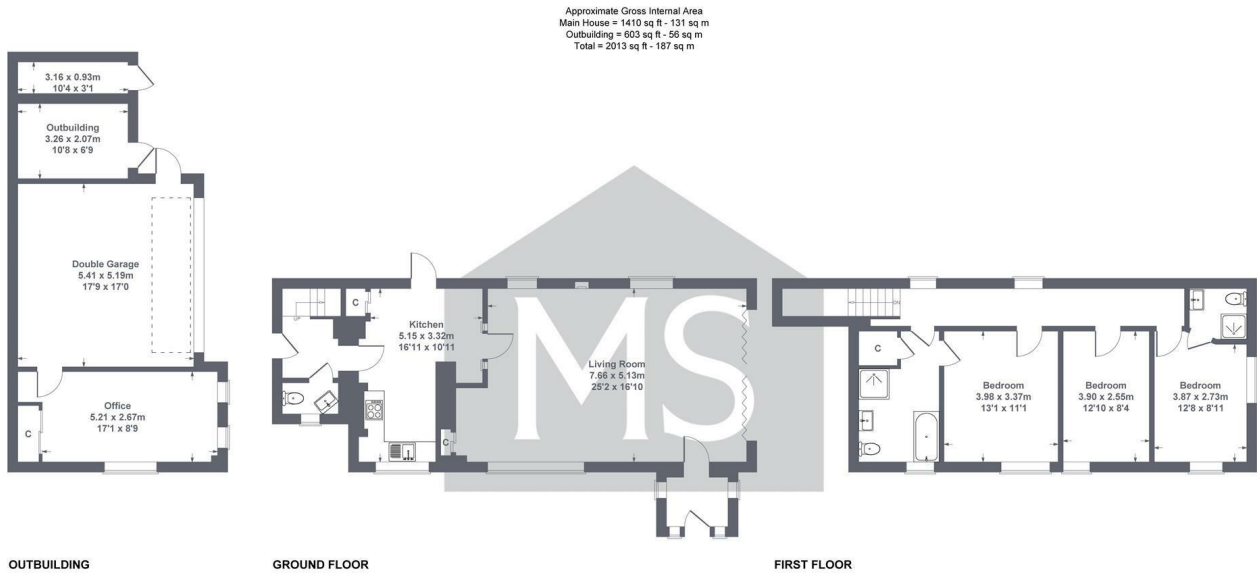
Windows to front and side aspect, power, lighting, high speed internet and phone.

Outside/gardens

There is a delightful mature well-tended garden with a range of mature plants, shrubs and trees. There are patio areas, summer house and outstanding open countryside views. We have been informed by the vendor that the lane that runs past the house is a public footpath over which the house has right of access.







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	