



GLEBE HOUSE, FRONT STREET, WOLD NEWTON

£850,000

Carter Jonas

FRONT STREET, WOLD NEWTON, YO25 3YQ

Dating from 1835, Glebe House is a fine listed country residence offering elegant accommodation within established grounds. The house has benefited from recent restoration, with period features preserved and modern improvements carefully inserted, including a stylish modern kitchen and magnificent Victorian glazed timber conservatory. The rooms are of near perfect proportions, blessed with copious amounts of natural light, many enjoying unspoilt views of the surrounding gardens and countryside beyond. This is a handsome house, large but not too large, occupying a private position in this picturesque rural village situated in beautifully rolling countryside.

In addition to the house is a charming detached two bedroom cottage, believed to predate the house, alongside original garaging with barn style doors. There is a further outbuilding in the garden providing plenty of space for storage and a workshop, adjoining a greenhouse. The wonderfully private gardens lie mainly to the south side, predominantly laid to lawn with an array of mature trees and colourful planted borders. Continuing around the house, they adjoin the spacious gated driveway to the front. An inviting terrace extends from the house and conservatory, making the most of the elevated position and superb views.

The property enjoys a discreet position within the village, hidden from view and set back behind a gated driveway. Wold Newton is a pretty village with a central green and duck pond, with the Yorkshire Wolds providing a picturesque backdrop. The village benefits from a primary school, The Anvil Arms public house, and a Grade II* Listed church. The nearby village of Hunmanby offers a wide range of shops and York, Malton and Scarborough are within a commutable distance.

AN IMPRESSIVE LATE GEORGIAN GRADE II LISTED HOUSE SET IN BEAUTIFULLY MATURE GARDENS WITH A SEPARATE 2 BEDROOM COTTAGE, GARAGING AND EXTENSIVE VIEWS ACROSS THE WOLDS.



TENURE Freehold

LOCAL AUTHORITY East Riding of Yorkshire Council

EPC BAND F





Glebe House, Front Street, Wold Newton, York, YO25 3YQ

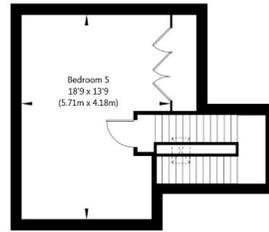
APPROXIMATE GROSS INTERNAL FLOOR AREA

Total - 5861 SQ FT / 544.42 SQ M
 Main House - 3525 SQ FT / 327.45 SQ M
 Cottage - 1045 SQ FT / 97.08 SQ M
 Outbuildings - 1277 SQ FT / 118.63 SQ M

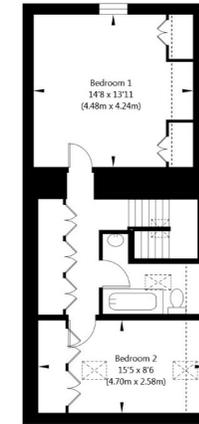
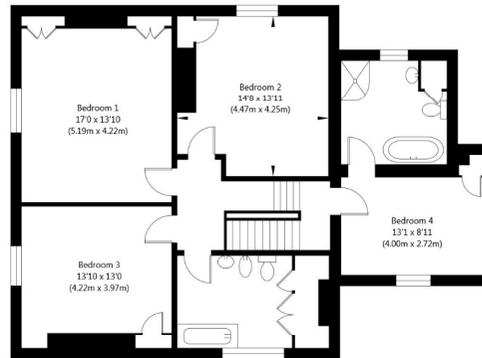


Cellar

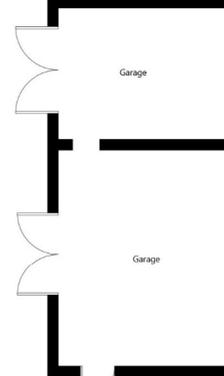
Second Floor



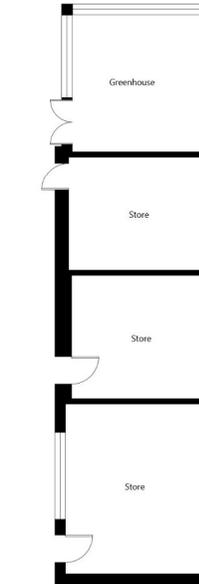
First Floor



Cottage First Floor



Cottage Ground Floor



Outbuildings



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 All Measurements and fixtures including doors and windows are approximate and should be independently verified
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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