



# HANDSOME TRIPLE FRONTED HOME

ROSE VILLA, WEST LILLING, YORK, YO60 6RP

Freehold



4 reception rooms • kitchen breakfast room • playroom/ office • mission • 4 bedrooms • 2 bathrooms • garage and double garage • tennis court, orchard and in all about 1 acre

#### Local information

West Lilling is well placed for access to nearby North Yorkshire centres including those of York (10 miles), Easingwold (9miles) and Malton (10 miles). Access to the A64 is convenient and from this major road it is easy to reach centres of business throughout the region.

Nearby, Sheriff Hutton has amenities such as a post office including a shop, coffee shop/deli and a wine retailer/merchant. Strensall Common provides 500 acres of countryside to explore. The nearest pub, The Highwayman, dates back to the times of Richard III and has a roaring fire in the wintertime and there is a second pub, The Castle Inn near Sherriff Hutton Castle.

Please note all distances are approximate.

We wish to inform prospective buyers of this property that the seller is related to an employee of Savills who works in their Leeds Office.

#### About this property

Extensively extended from the original Georgian home, Rose Villa is a haven for entertaining and offers flexible family accommodation and an additional large entertaining room in a former mission house - currently utilised as a snooker room (The Mission could be used for a number of residential uses subject to planning approval).

The front door of Rose Villa

opens into a hall, to the right a smart drawing room with fireplace opens onto the garden, to the left, a formal dining room leads through to a comfortable family room. The door to the rear of the hall opens into a bright south-facing garden room that opens via double doors onto the kitchen diner with feature wall. The kitchen opens onto a utility room, and finally to a playroom/ office. Two guest WC's complete ground floor internal accommodation.

Upstairs, there are four bedrooms, the principal bedroom has a en suite and there is also a family bathroom. Outdoors, there is parking for numerous cars and two double garages, or room for a workshop and double garage.

The house is set on a lovely plot of about one acre, which encompasses the house and outdoor eating area, tennis court, outbuildings, double garage and a pretty orchard.

#### Tenure

Freehold

EPC rating = E

#### Viewing

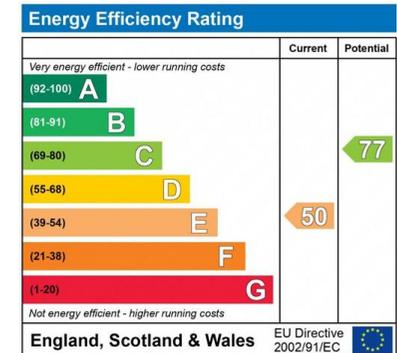
Strictly by appointment with Savills





Rose Villa, Lilling, York, YO60 6RP

Main House - 3087 SQ FT / 286.71 SQ M  
Mission - 807 SQ FT / 74.96 SQ M  
Detached Garage - 417 SQ FT / 38.77 SQ M  
Total - 4311 SQ FT / 400.44 SQ M



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