



The Old Post Office  
West End, Ampleforth, North Yorkshire





# THE OLD POST OFFICE, WEST END, AMPLEFORTH, YORK YO62 4DX

Approximate Distances: Helmsley 6 miles, Malton 15 miles, York 22 miles

**A SUPERB MODERNISED PERIOD HOUSE IN THE VILLAGE CENTRE  
OFFERING EXTENSIVE AND VERSATILE MODERN LIVING ACCOMMODATION  
IN THIS PRIME TOURIST AREA**

**FIRST CLASS INVESTMENT OPPORTUNITY – CURRENTLY UNDER CONTRACT WITH SYKES HOLIDAY COTTAGES**

Reception/Dining Hall, Drawing Room, Breakfast Kitchen, Study/Home Office, Family Room/Snug,  
2 principal Bedrooms each with ensuite showers, 2 further bedrooms, House Bathroom,  
5<sup>th</sup> bedroom and ensuite in an annexe with independent access. Oil fired central heating. EPC rating E.

Flagged rear terrace.



## PARTICULARS FOR SALE

Ampleforth is a renowned village lying on the southern edge of the North York Moors National Park and has the benefit of two public houses, a shop and post office, tearoom, Doctors' surgery and both Church of England and Catholic churches and primary schools. It is also home to the renowned public school of Ampleforth College (now fully co-educational) where there is a highly regarded sports centre offering a wide range of facilities to the general public.

Constructed of attractive stone elevations, the Old Post Office is an extensive, modernised period property lying in the heart of this most sought after of villages. The property was once the village post office and bearing witness to this is the unusually wide window to the front elevation where no less than four sash windows now allow light to stream into the principal reception room. In recent years, a rear annexe lying at a higher level has been amalgamated within the accommodation of the main house but could once more be capable informally, of being used independently as an adjunct to the principal accommodation.

The property has been thoughtfully and comprehensively modernised and indeed is a true fusion of the old and new and now offers extensive extremely versatile, flexible and manageable living accommodation of quite some quality and style whilst at the same time retaining many original features to include sash windows, Pine panelled doors, window seats, ceiling beams and structural timbers which all have the effect of retaining the feel of the original period property. Contemporary features include double glazed windows virtually throughout and underfloor heating to both the rear part of the Kitchen and the Study/Home Office.

## HOLIDAY LETTINGS

The Old Post Office currently has the benefit of a contract with highly regarded Sykes Cottages.





### VIEWING

Strictly by appointment through the sole agents, Messrs Humberts York office, telephone (01904) 611828.

### DIRECTIONS

Approaching Ampleforth from the south, turn left into the main street and The Old Post Office is situated almost immediately on the right in an elevated position.

### SERVICES

Mains water, electricity and drainage. Oil central heating.

### TENURE

The property is held Freehold.

### FIXTURES AND FITTINGS

Currently let fully furnished through Sykes Holiday Cottages.

### LOCAL AUTHORITIES

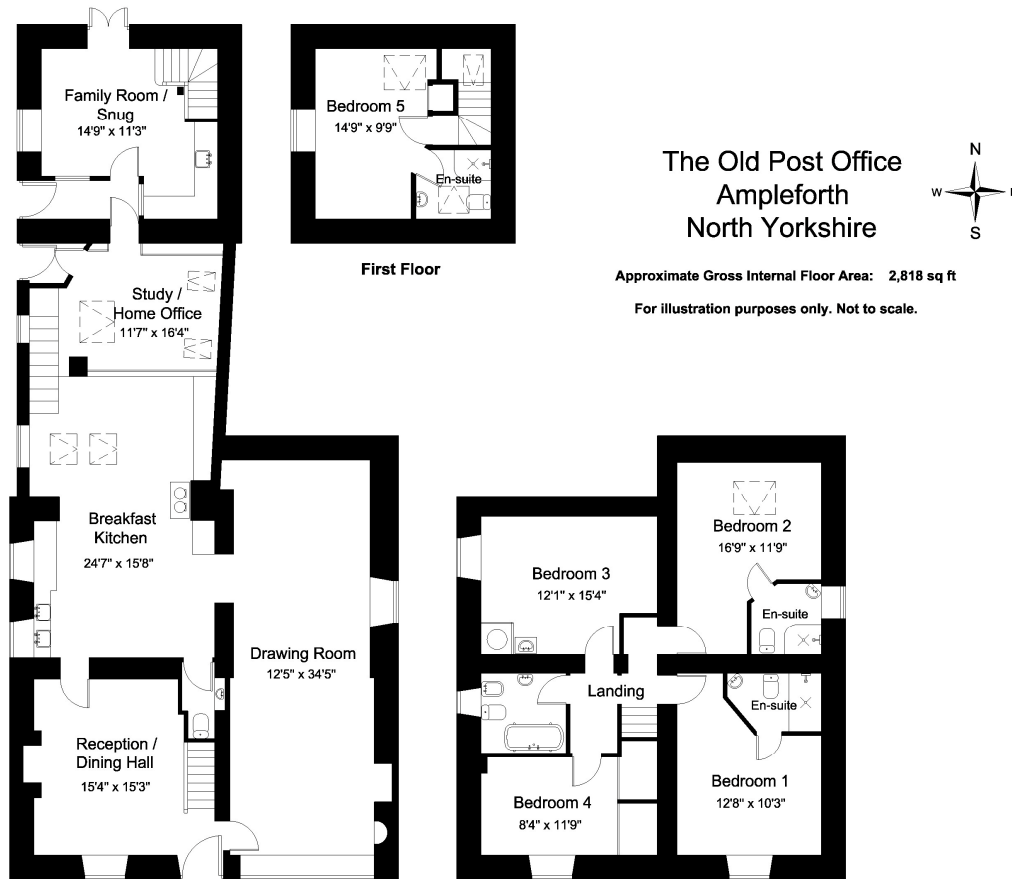
North York Moors National Park, Helmsley Tel: (01439) 772700  
Ryedale District Council, Malton Tel: (01653) 600666

### ANTI-MONEY LAUNDERING LEGISLATION

In accordance with anti-Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.



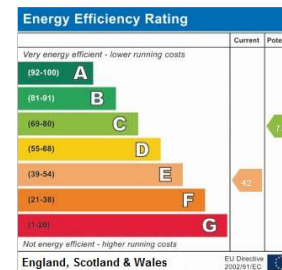




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5. These particulars for sale are intended to be accurate and reliable. However, if there are any matters of particular importance to you and which you would like to discuss in more detail, please contact us and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.



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