

Peter  
**illingworth**  
ESTATE AGENTS

**The Old Windmill, West End,  
Kirkbymoorside, York, YO62 6AD  
Price Guide £308,500**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)

A most charming and quirky three bedroomed, Grade II listed, former Windmill, over four storeys with the benefit of sealed unit double glazing, gas fired central heating, two outbuildings, car standing area, garden and patio area.

The Windmill was originally built in 1839 for the Rivis family of Yoad Wath Mill, in 1861 the Mill and it's contents were sold. The Sails were removed around 1875 and sent to Hawsher Mill. The Old Windmill is currently used as a holiday let and for personal use, it would make a great primary residence/home.

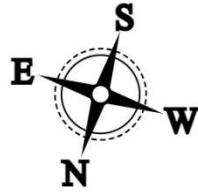
Accommodation briefly comprises: Ground floor: Sitting room. First Floor : Fitted kitchen/dining area and house shower room. Second Floor: Bedroom 1. Third Floor: Bedroom 2. Fourth floor: Bedroom 3.

A real life style choice with the benefit of fabulous views over countryside and the roof tops of this ancient market town.

Kirkbymoorside has a good range of local amenities, within the highly regarded Ryedale School catchment area, located close to the North York Moors National Park and is ideally located to access the coastal resorts of Scarborough, Whitby and the ancient city of York. The ancient market towns of Helmsley and Pickering are located close by.

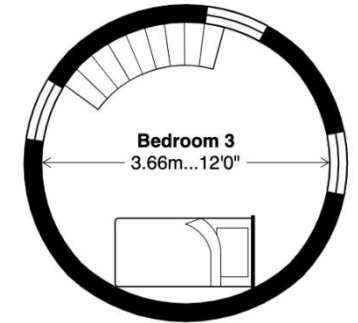


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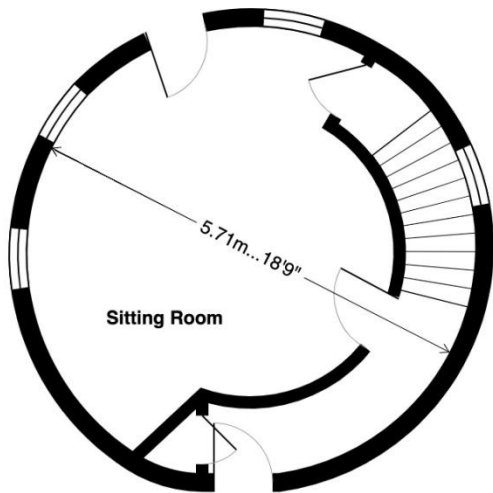


Gross Internal Area: 91.4 m<sup>2</sup> ... 984 ft<sup>2</sup>

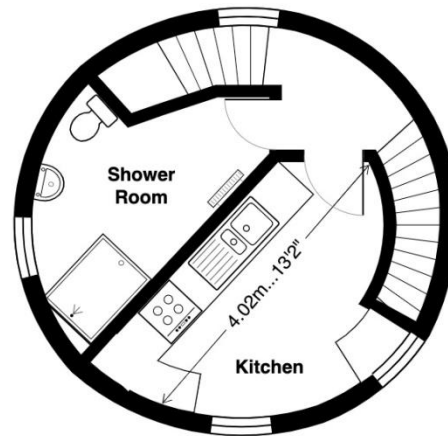
All measurements are approximated for display purposes only and should be independently verified  
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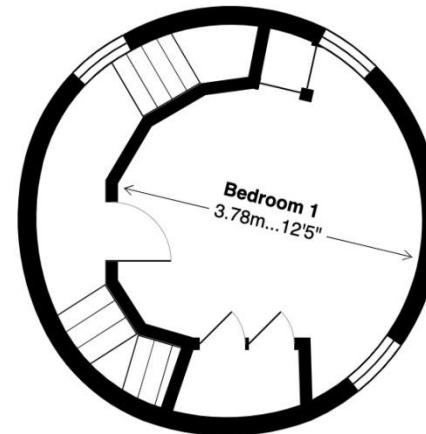
**Fourth Floor**  
Gross Internal Area: 10.4 m<sup>2</sup> ... 112 ft<sup>2</sup>



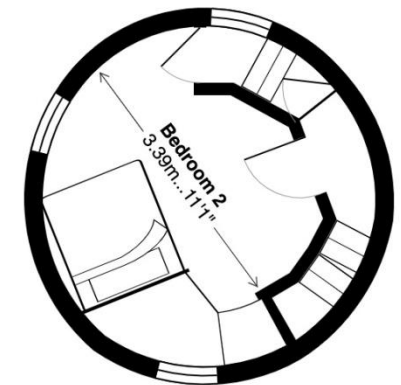
**Ground Floor**  
Gross Internal Area: 26.1 m<sup>2</sup> ... 281 ft<sup>2</sup>



**First Floor**  
Gross Internal Area: 20.8 m<sup>2</sup> ... 224 ft<sup>2</sup>



**Second Floor**  
Gross Internal Area: 19.6 m<sup>2</sup> ... 211 ft<sup>2</sup>



**Third Floor**  
Gross Internal Area: 14.5 m<sup>2</sup> ... 156 ft<sup>2</sup>





**Tenure:** We understand the property to be freehold and vacant possession will be given on completion.

**Note:** The Old Windmill is accessed through an archway off West End, with the benefit of a right of way.

**Services:** Mains water, drainage, gas and electricity are laid on.

**Property Tax:** Band C

**What3Words:** ///trappings.hurt.cools

**Photography:** By Peter Illingworth and Aerial photographs by Matt Hillier Photographer.

**Need to sell your own property?** Contact Peter Illingworth on 01751 431107 for no-obligation advice.

**Viewing:**

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107



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