



**TEMPERANCE HOUSE,  
MAIN STREET, WELBURN,  
YORK. YO60 7DZ**



A BEAUTIFULLY RESTORED GRADE II LISTED FAMILY RESIDENCE IN A PRETTY NORTH YORKSHIRE CONSERVATION VILLAGE ON THE EDGE OF THE HOWARDIAN HILLS, AN AREA OF OUTSTANDING NATURAL BEAUTY AND CLOSE TO THE HISTORIC CASTLE HOWARD ESTATE. WELBURN VILLAGE LIES 1 MILE FROM THE A64 AND 14 MILES FROM THE YORK CITY CENTRE (DISTANCES APPROXIMATE) AND PROVIDES A CAFÉ/GENERAL STORE, PUBLIC HOUSE/RESTAURANT, PRIMARY SCHOOL, VILLAGE HALL AND CHURCH. OF LATE 18<sup>TH</sup> CENTURY ORIGIN WITH LATE 19<sup>TH</sup> CENTURY ADDITIONS AND ALTERATIONS, TEMPERANCE HOUSE, ACCORDING TO THE WELBURN HISTORIC GROUP, WAS FORMERLY A PUBLIC HOUSE. AS PART OF THE CASTLE HOWARD ESTATE IT WAS KNOWN AS TEMPERANCE INN FARMHOUSE UNTIL IT WAS SOLD AND RE-DEVELOPED IN 2002 AS TEMPERANCE HOUSE TO PROVIDE A DELIGHTFUL FAMILY HOME WITH ACCOMMODATION OVER THREE FLOORS AND IT HAS BEEN FURTHER IMPROVED BY THE PRESENT OWNER TO INCLUDE A STUNNING DINING KITCHEN WITH TWO EXPOSED KING POST TRUSSES.

### SUMMARY OF PRINCIPAL ACCOMMODATION

\* ENTRANCE HALL \* CELLAR \* STUDY \* SITTING ROOM \* LIVING/FAMILY ROOM \* UTILITY ROOM \* CLOAKS & W.C. \* DINING KITCHEN \*  
\* FIRST FLOOR MASTER BEDROOM WITH EN-SUITE \* DOUBLE BEDROOM \* SECOND FLOOR TWO DOUBLE BEDROOMS AND BOXROOM \*  
\*OIL-FIRED HEATING \* DOUBLE GARAGE \* ENCLOSED REAR GARDEN \*

**GUIDE PRICE: £449,500**

#### GROUND FLOOR

##### ENTRANCE HALL:

**11' 6" (3.51m) x 7' 2" (2.18m) plus recess with shelving.**  
Radiator and access to –

##### CELLAR:

Usable cellar space with cupboard, worktop, space for condensing dryer and laminate floor.

##### STUDY:

**14' 9" (4.5m) x 12' 2" (3.71m) max.** Recess with shelving, radiator, inset window seat, ceiling beam, oak surround fireplace with marble interior and hearth, T.V. and telephone point

##### SITTING ROOM:

**15' 8" (4.78m) into ingle nook fireplace x 14' 7" (4.44m).** Ingle nook fireplace with wood burning stove on slate hearth and original exposed stone over mantle. Window seat, two radiators, point for three wall lights, display alcove with light, T.V. and telephone point

Inner lobby with under stairs cupboard, radiator and leading to –

##### CLOAKROOM:

Low-level W.C., built-in washbasin, radiator and ceramic tiled floor.

##### UTILITY ROOM:

**17' 6" (5.33m) x 8' 5" (2.57m).** Wall and base units incorporating 1¼ bowl inset sink, plumbing for washer, radiator,

floor mounted oil-fired central heating boiler, telephone point, ceramic tiled floor and door to rear garden.

##### LIVING/FAMILY ROOM:

**16' 2" (4.93m) x 11' 8" (3.56m).** Ornate wooden surround fireplace with marble interior and surround, radiator, telephone point and point for four wall lights.

##### DINING KITCHEN:

**23' 8" (7.21m) x 14' 1" (4.29m).** Two exposed king post trusses, ceiling beams and Velux windows. Exposed brick wall with two arched top double glazed windows incorporating doors opening into rear garden. Two base units, island unit incorporating double bowl Belfast sink with mixer tap set within solid oak work top with cupboards below and space for electric appliance. Point for three wall lights, radiator, two vertical radiators, oak flooring, plumbing for American fridge, T.V. and telephone point. **NOTE:** the large dressing unit and Stove range cooker are excluded from the sale but may be purchased by separate negotiation.

From the Entrance Hall a turning staircase with original exposed lime stone wall rises to –

#### FIRST FLOOR

##### LANDING:

Radiator.

##### MASTER BEDROOM:

**15' 5" (4.7m) max x 11' 9" (3.58m) max.** Radiator, recessed cupboard and T.V. point.

##### EN-SUITE SHOWER ROOM:

Corner shower with tiled walls and Aqualisa shower, low-level W.C., pedestal wash basin, part tiled walls, point for electric shaver and ceramic tiled floor.

##### BEDROOM 2:

**15' 0" (4.57m) x 11' 7" (3.53m) into recess.**



Radiator, point for two wall lights and T.V. point.

##### HOUSE BATHROOM:

Panelled bath with mixer tap, pedestal wash basin and W.C. Half tiled walls, electric shaver point, radiator and ceramic tiled floor. Corner shower with tiled walls and Aqualisa shower.

From the first floor landing a staircase with balustrade of shaped painted spindles and painted hand rail rises to –

**SECOND FLOOR**

**LANDING:**

Exposed ceiling beam, radiator and airing cupboard with hot water cylinder.

**BEDROOM 3:**

**15' 0" (4.57m) plus recess x 8' 5" (2.57m) (measured at 5ft. ceiling height) plus eaves space.** Two exposed ceiling beams and brick chimney breast.



**BEDROOM 4:**

**11' 10" (3.61m) x 8' 5" (2.57m) (measured at 5ft. ceiling height) plus eaves space.** Radiator, two exposed ceiling beams, TV and telephone points.

**BOXROOM:**

**6' 6" (1.98m) plus recess x 3' 0" (0.91m) (measured at 5 ft. ceiling heights) plus eaves space.** Exposed ceiling beam.

**OUTSIDE:**

To the front of the house are two areas of lawn with privet hedge boundary and two bay trees. To the rear is a small manageable enclosed garden of lawn with shrub border and gravelled pathway to **DOUBLE GARAGE** with light, power, double up and over door and oil storage tank. Access to the garage is via Temperance Court which is a courtyard in the registered ownership of Temperance House although provides

access to two further properties.



**GENERAL INFORMATION**



Total area approx. 2458.1 sq.ft. These layout plans are for illustration only, they are not to scale and should not be used for the purpose of taking measurements.

**VIEWING:**

Strictly by appointment with the Selling Agents, Tel: 01904 679733.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emission. The higher the rating, the less impact it has on the environment.

**DIRECTIONS:**

Leave York on the A64 north east to Malton. After approx. 10 miles turn left off the A64 at the end of the dual carriageway and follow the signs to Welburn. Continue through the village where Temperance House is situated on the right hand side.

**IMPORTANT NOTICE:**

These particulars which were prepared on 28<sup>th</sup> October 2008 and amended on 30<sup>th</sup> March 2009 are provided subject to the following terms:- 1. They are for general guidance only and do not constitute the whole or any part of an offer or contract. No employee of Blacks has any authority to make or give any representation or warranty or enter into any contract in relation to the property. 2. Dimensions are approximate only and descriptions are given without responsibility on the part of Blacks or the vendors or lessors. Reference to plant, machinery, services, etc., does not constitute a representation of the condition, or that it is capable of fulfilling its intended function. 3. All references to prices, rent, etc., exclude VAT which may apply and any offer made will be assumed to be VAT exclusive unless stated otherwise. 4. Certain aspects such as dimensions, rating assessments, occupancy of the subject or adjoining property, etc., may from time to time change. Information contained has been collated as a result of verbal inquiries only. Personal inspection and enquiry including the taking of independent advice is imperative before a contract is entered into. 5. The current availability of this property should be checked particularly if a party is travelling some distance to view.



95 Main Street, Fulford, York YO10 4PN T: 01904 679733 F: 01904 679687 E: [enquiries@blacksproperty.com](mailto:enquiries@blacksproperty.com)

[www.blacksproperty.com](http://www.blacksproperty.com)