

CHANTRY COTTAGE MARTON



Superb character property with beautiful accommodation and a wealth of original features set with lovely gardens and with a detached garage

Well proportioned accommodation; entrance hall, sitting room, stunning drawing room, dining room, kitchen with bespoke units and with a separate larder, rear hall and cloakroom. On the First floor; Master Bedroom with en-suite shower room, two further bedrooms and a house bathroom with quality white suite.

Pretty gardens lie to the rear of the property along with a large detached garage.

GUIDE PRICE £385,000

Believed to date back some two hundred years Chantry Cottage is a beautifully presented character property, positioned in a prime spot within this picturesque North Yorkshire village.

Constructed from stone and under a pan-tile roof the property has retained much of its period charm with beamed ceilings throughout and traditional Yorkshire sliding sash window to the front elevation. However the property also provides plenty of up to date touches with a most attractive bespoke kitchen with separate larder, open plan dining room with solid oak floor, sitting room with open fire and the more recent addition of a very impressive drawing room, converted from a stone barn which stood to the side of the property. Also on the ground floor is a rear hall with cloakroom. Upstairs there are three bedrooms; including a Master Bedroom with exposed cruck beam and en-suite shower room and a further house bathroom with high quality fixtures and fittings. The property has double glazed windows throughout and oil central heating.

Outside the gardens complements the property beautifully with a sheltered and private courtyard garden immediately to the rear and a further lawned garden, with well stocked border and walled boundaries. There is a large garage, which provides for ample parking.

Marton is a most attractive village situated only 3 miles from the pretty market town of Kirkbymoorside and 5 from historic Pickering. The village is characterised by a broad main street with character properties on either side and a wide expanse of village green.



ACCOMMODATION COMPRISES

FRONT DOOR

Painted hardwood door with arched glazed panes.

ENTRANCE HALL

4.90 m(16'1") x 1.76 m(5'9")

Solid oak floor. Cream panelled walls. Stairs to the First floor with under stairs cupboard. Delft style plate rack. Exposed

beams. Casement window to the rear, overlooking the garden. Telephone point. Radiator. Doors leading to the Dining Room and Kitchen. Door to;

SITTING ROOM

4.60 m(15'1") x 3.90 m(12'10")

Yorkshire sliding sash to the front, with pretty views down the village street. Beamed ceiling. Casement windows to the rear and side. Open fire with canopy hood set in a stone alcove with oak inset mantel over. Television point. Radiator. Two wall light points. Picture light. Step up to;

DRAWING ROOM

6.46 m(21'2") x 3.70 m(12'2")

Open fire set in a herringbone brick alcove with tiled hearth and moulded wood surround and mantel. Fitted fireside shelving and cupboard. Exposed purlins and joists. Feature glazed arrow slit windows to the side. Two velux roof light. Casement window to the side. French Windows opening out onto the patio area. Cream panelled walls to part. Radiator.





KITCHEN

3.90 m(12'10") x 3.60 m(11'10")

Range of bespoke pine base and wall units including plate rack and glazed display cupboards. tiled work tops. Island unit with granite work top.



Range of integrated units comprising; fridge freezer, automatic washing machine and dishwasher. Range Oven set in a brick alcove with tiled insert and inset mantel with extractor fan over. Slate tiled floor. Tiled splash back. Radiator. Exposed beams. Open to the Dining Room. Door leading out to the Rear Lobby.



PANTRY

4.00 m(13'1") x 0.90 m(2'11")

Slate tiled floor. Fitted shelving.

DINING ROOM

3.20 m(10'6") x 3.17 m(10'5")

Solid oak flooring. Beamed ceiling. Yorkshire sliding sash window to the front with a window seat. Feature fireplace with tiled insert and cast iron surround and mantel. Fitted fireside cupboard. Radiator. Two wall light point.



REAR LOBBY

1.70m(5'7") x 0.90m(2'11")

Cream panelled walls. Slate tiled floor. Alarm. Painted hardwood door with inset pane leading outside.

CLOAKROOM

1.30 m(4'3") x 0.89 m(2'11")

Low flush WC. Pedestal wash hand basin. Fully tiled walls. Slate tiled floor. Extractor fan. Recessed lights. Beamed ceiling. Radiator.

FIRST FLOOR

LANDING

Radiator. Delft style plate rack. Exposed cruck beam. Casement window to the rear.

MASTER BEDROOM

4.90 m(16'1") max x 4.00 m(13'1") max

Exposed cruck beam. Yorkshire sliding sash window to the front with a lovely aspect down the village street. Casement window to the side. Range of joiner fitted wardrobes and cupboards. Radiator. Telephone point.



BEDROOM TWO

3.45 m(11'4") x 3.36 m(11'0")

Yorkshire sliding sash window to the front. Radiator. Loft access hatch. Over stairs fitted cupboard. Walk in fitted cupboard with hanging and storage space.



BEDROOM THREE

3.45 m(11'4") x 2.00 m(6'7")

Casement window to the rear, overlooking the garden. Radiator.

HOUSE BATHROOM

3.60 m(11'10") x 2.48 m(8'2")

Matching high quality fittings comprising; low flush WC and pedestal wash hand basin. Free standing roll top bath on clawed feet. Laminate flooring. Half tiled walls. Casement window to the rear. Radiator. Extractor fan. Airing cupboard housing hot water cylinder and with slatted shelving.



EN-SUITE SHOWER ROOM

2.30 m(7'7") x 1.07 m(3'6")

Matching suite comprising; low flush WC and pedestal wash hand basin. Fully tiled shower cubicle with rain head shower over. Half tiled walls. Extractor fan.



OUTSIDE

GARDENS

Chantry Cottage stands well back from the village street with a wide expanse of the village green leading up to the front door. To the side of the property is a driveway, double painted gates lead to the rear of Chantry Cottage with the drive bearing right to the large detached garage.



Immediately to the rear of the cottage is a very sheltered and private courtyard garden, paved with flagstones and with French Windows opening out from the Drawing room onto the courtyard it makes an ideal place to sit out, or even dine in finer weather. Beyond the drive is a lawned garden, bounded by well stocked borders housing a variety of spring bulbs, shrubs and flowering plants. The garden is largely walled, with climbing plants and creepers, a well positioned timber summerhouse stands in a south facing position. There are a number of outside lights and taps.



GARAGE

6.00 m(19'8") x 5.46 m(17'11")

Stone construction under a pitched pan tile roof. Metal up and over door. Concrete floor. Personnel door to the side. Electric light and power. Belfast sink with hot water heater. Fitted storage.



GENERAL INFORMATION

Services: Mains water, drainage, gas and electric. Central heating is oil fired.
Council Tax: Band D.
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning: Ryedale District Council, Ryedale House, Malton, YO17 7LQ. Tel: 01653 600666.
Viewing: Strictly by appointment with the Agent's Pickering office.
Legal: Please note that there is a vehicular right of access over the driveway to the rear for the neighbouring property to Chantry Cottage.

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements



C025 Printed by Ravensworth 01670 713330