



STATION HOUSE & STATION COTTAGES
PINCHINTHORPE





STATION HOUSE & THREE ONE BEDROOM LODGES

PINCHINTHORPE
GUISBOROUGH TS14 8HB

SET WITHIN ATTRACTIVE COUNTRYSIDE AND CLOSE TO THE CLEVELAND HILLS, THIS HISTORICALLY INTERESTING FIVE BEDROOMED PROPERTY OFFERS VERSATILE AND INTERESTING FAMILY ACCOMMODATION WITH THE ADDED BENEFIT OF THREE ONE BEDROOMED LODGES

Accommodation

Farmhouse Kitchen • Sitting Room • Dining Room
Study • Cloakroom • Store
Five Bedrooms • Two Bathrooms

Externally

Established private gardens • Three One Bedroomed Lodges

AVAILABLE AS A WHOLE OR IN TWO SEPARATE LOTS



26 – 28 High Street, Stokesley TS9 5DQ

Tel: 01642 710742

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Offices also at:

Barnard Castle
Tel: 01833 637000

Hamsterley
Tel: 01388 487000

Leyburn
Tel: 01969 600120

Richmond
Tel: 01748 829217

Situation & Amenities

Pinchinthorpe is an historic hamlet within easy access of the market town of Guisborough, with its wide range of shops schools and amenities, the town centre being approximately 1 ½ miles to the east. It is close to the main Guisborough/Middlesbrough trunk road (A171) and is within easy reach of the market town of Stokesley.

Pinchinthorpe lies at the foot of the Cleveland Hills offering easy access to open countryside and local bridle ways for the keen walker.



LOT ONE STATION HOUSE

Station House is a sympathetic conversion of the original Pinchinthorpe Station building to create a unique family home offering versatile and spacious accommodation. The current owners have updated the property with modern finishes which combine with a wealth of interesting original features including a galleried staircase, decorative arched windows to first floor and sloped and beamed ceilings. The accommodation comprises sitting room, dining room, farmhouse style kitchen with pantry, store, cloakroom, study, five first floor bedrooms and two bathrooms.

To the exterior of the property a driveway leads to a parking area and surrounded by generous and private wooded gardens with childrens' play area, gated barbecue area and two gates giving access to the bridleway leading to the Eston Hills.

Accommodation

Ground Floor

An original solid wood door opens into the high ceilinged hallway with a galleried staircase leading to the first floor and giving access to all the principal rooms. With an impressive and spacious sitting room enjoying views to the rear and front, multi fuel burning stove set in a brick inglenook with wooden mantle, dining room with bay window and distinctive fireplace for formal dining, farmhouse style living kitchen, again with wonderful views and pantry, store, cloakroom and study, this property provides a distinctive and charming family home.

First Floor

A galleried landing gives access to the first floor accommodation comprising sizable master bedroom with wonderful views to the rear over fields to the Eston Hills, sloping ceiling with original beam, second bedroom with unusual window with gothic arch, two further bedrooms all with stunning views, bedroom suite comprising bedroom four, second bathroom and connecting corridor leading to bedroom five, separate contemporary family bathroom with panelled bath, wash basin in vanity unit with shelving,



shower cubicle, black slate floor and ladder towel rail. All the rooms have a light and airy atmosphere with a wealth of interesting original features.

Externally

A sweeping driveway leads to a standing area providing ample space for several cars which adjoins the three one bedroom Lodges. The surrounding gardens are extensive and private with hedged and fenced boundaries adjoining open views across the original railway track to fields beyond and access to the Eston Hills via two wrought iron gates. In addition to a children's play area, which is partially screened by mature trees, there is a gated seating area for outside dining with access to the brick and timber store and log store.

Station House, with its potential for providing additional income, is a unique and distinctive property within a stunning rural setting yet close to all the amenities of the market town of Guisborough.

LOT TWO

Adjacent to Station House, there are three one bedroom Lodges, originally occupied by the porter, linesman and signaller, which are currently let and provide an additional income stream. The Lodges offer further potential for holiday/bed & breakfast/guest accommodation (subject to obtaining the necessary planning & consents).

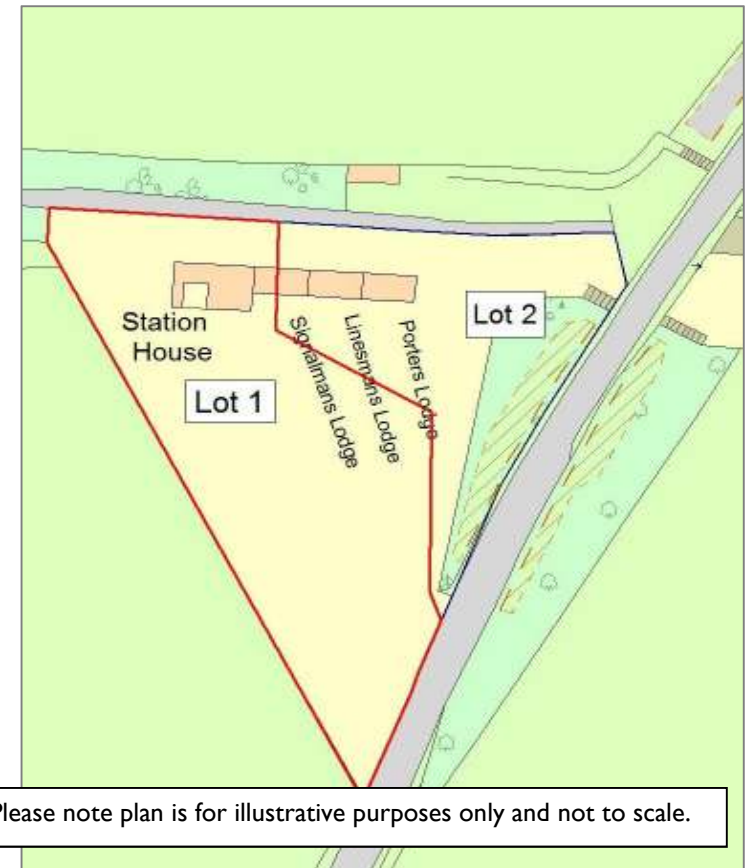
The Lodge accommodation comprises:

Signalman's Lodge – Living room, kitchen, double bedroom and bathroom.

Linesman's Lodge – Living room, kitchen, double bedroom, box room and bathroom.

Porter's Lodge – Living room, kitchen, double bedroom and bathroom.

Please be aware that no sale will be agreed on Lot One until a sale has been agreed on Lot Two.



Tenure

The main house and cottages are believed to be Freehold with vacant possession on completion

Local Authority

Redcar & Cleveland Borough Council – Tel: 01642 774 774. The main house is believed to be Band E and each of the three Lodges Band A

Services

The properties have the benefit of mains water and electricity. Station House has the benefit of oil-fired central heating and UPVC double glazing. The three lodges are heated by night storage heaters. A communal septic tank sits within the grounds of the Lodges, with a right of access retained for Station House, with a maintenance liability on a per user basis.

Boundaries

Boundaries are to be agreed prior to a sale being finalised. A boundary fence is to be erected at the purchasers expense with details to be agreed.

Access

The access road is owned by Station House, but with a full right of way granted to the Lodges, with a maintenance liability on a per user basis.

Viewings

Strictly by appointment with GSC Grays of Stokesley – Tel: 01642 710742

Porters Lodge, Pinchinthorpe, Guisborough



Porters Lodge EPC



Linesmans Lodge EPC



Linesmans Lodge, Pinchinthorpe, Guisborough



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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Signalmans Lodge, Pinchinthorpe, Guisborough

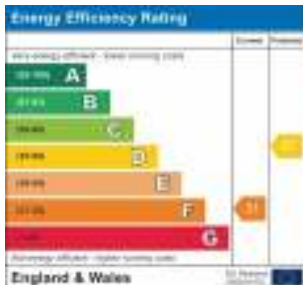


GROUND FLOOR



FIRST FLOOR

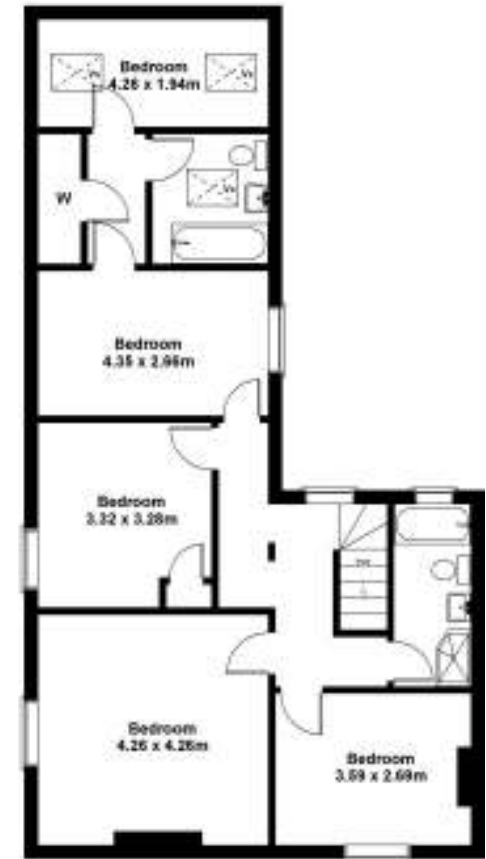
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Station House, Pinchinthorpe, Guisborough

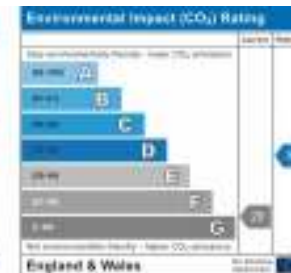
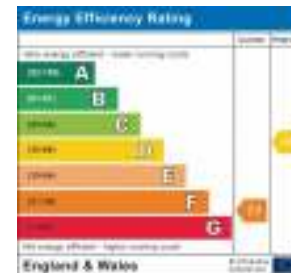


GROUND FLOOR



FIRST FLOOR

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.

Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Particulars written: January 2013

Photographs taken: January 2013