



# RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

## CHAPEL HOUSE CASTLETON, WHITBY

Whitby 17 miles

Guisborough 9 miles

Stokesley 12 miles

Kirkbymoorside 16 miles

*(Distances are approximate)*



**SITTING IN AN ELEVATED POSITION OVERLOOKING THE UPPER ESK VALLEY THIS STUNNING 4 BEDROOM CHAPEL CONVERSION IS REALLY ONE TO LOOK AT. CONVERTED IN 2006 TO A SUPERIOR STANDARD, WITH HIGH QUALITY FIXTURES AND FITTINGS THROUGHOUT, THE VENDORS HAVE MAINTAINED THIS TO AN EXEMPLARY LEVEL. WHETHER LOOKING FOR A UNIQUE HOME, HOLIDAY COTTAGE OR INVESTMENT THIS IS PROPERTY WORTH OF CONSIDERATION**

Accommodation:

Ground Floor: Porch, Entrance Hall, W.C, Lounge, Dining Room, Kitchen, Utility

1<sup>st</sup> Floor: Landing, 3 Double Bedrooms, Bathroom

2<sup>nd</sup> Floor: Landing, Double Bedroom, Bathroom

Outside: Small Store, Gardens

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## **PARTICULARS OF SALE**

This beautiful chapel conversion sits on the edge of Castleton village overlooking the valley, and enjoys stunning views across to Comondale. Although converted in 2006, the quality of the fixtures and fittings and the care taken by the Vendors who have owned it since then, make it feel like you are walking in the day after the builders left.

Spacious, with all rooms well-proportioned, light and airy, the accommodation is over 3 floors and benefits from double glazing and oil central heating throughout and really should be viewed to be fully appreciated. There is a small low maintenance garden to the front, ideal for BBQ's and sitting out. Whilst there is no parking with the property, there is unrestricted off-street parking just around the corner.

Castleton village has a range of amenities including a small Co-Op, café, 2 pubs/restaurants, and junior school as well as a small railway station which allows access to Whitby and Teesside.

A stone path gives access to the.....

**Porch:** With arched entrance door, radiator, oak flooring together with a glazed and panelled oak door to the hall.

**Entrance Hall:** Having a radiator, oak flooring, oak panelled doors to the rooms and beamed ceiling.



**Lounge :** Approached through double panelled and glazed doors from the entrance hall and having two radiators, oak flooring, brick lined fireplace recess with a deep oak mantel, stone hearth and 'Charnwood Country' multi-solid fuel stove with back boiler, back up for the central heating, beamed ceiling, and windows to three aspects with lovely views across the Esk Valley.



**Dining Room:** Again with Oak floor, beamed ceiling and window to the front aspect.



**Kitchen:** Being comprehensively fitted with solid oak fronted floor and wall cupboard units, granite working surfaces with an inset enamel sink having a chrome mixer tap, Rangemaster LPG and electric range cooker, integral dishwasher and refrigerator, beamed ceiling, radiator and 'Travertine' limestone flooring.

**Utility:** Having a beamed vaulted ceiling, inset stainless steel sink with mixer tap, oak finish floor and wall cupboard units, integral freezer, plumbing for automatic washing machine, space for drier, Worcester oil fired central heating boiler, 'Travertine' floor and wall tiles, together with a stable rear entrance door.

## **First Floor**

The staircase rises from the entrance hall to the 1<sup>st</sup> floor landing.



**Bedroom:** With radiator, beamed ceiling, arched window, spotlighting, wardrobe together with T.V. and telephone point.

**Bedroom:** With radiator, beamed ceiling, built-in wardrobe, arched window, spotlighting together with T.V. and telephone point.

**Bedroom:** With radiator, beamed ceiling, built-in wardrobe, spotlighting, T.V. point, telephone point and arched window with views towards the Esk Valley.



**Bathroom:** Having a 'Savoy' Victorian suite comprising: roll top bath with mixer shower tap, pedestal wash hand basin, low level w.c., bidet, shower cubicle with power shower, chrome fittings, radiator, towel rail, 'Travertine' tiled floor, beamed ceiling and recessed drop lighting.



**Second Floor**

**Landing:** With oak panelled doors to the rooms, cylinder cupboard, vaulted beamed ceiling and roof light.

**Bedroom:** With radiator, vaulted beamed ceiling, eaves storage, roof light, gable end window with wonderful views, together with T.V. and telephone point.

**Bathroom:** Having a vaulted beamed ceiling and 'Savoy' white suite comprising: roll top bath with mixer shower tap, pedestal wash hand basin, low level w.c., bidet, chrome fittings, radiator, heated towel rail, 'Travertine' flooring and eaves storage.

**Outside**

The house enjoys an elevated position with a lawned front garden, stone boundary walls over which is wrought iron style metal fencing, together with stone flagged paths and a patio area.

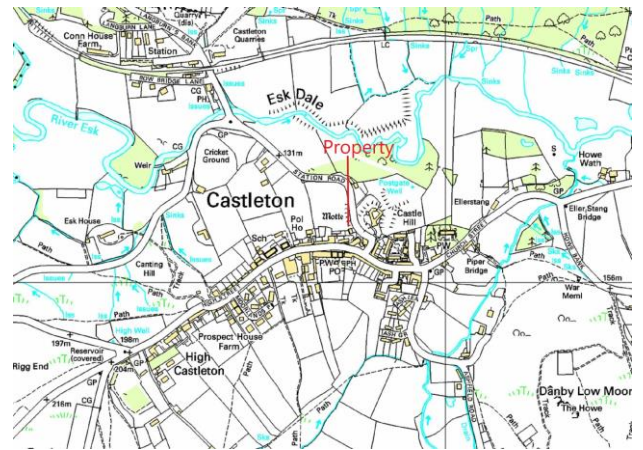
To the side of the house there is a useful store with cold water tap, power, housing the fuse box. Additionally there is access across the rear for maintenance from the door out of the utility room. The oil tank is situated to the rear of the chapel.

**GENERAL REMARKS AND STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Services:** Mains drainage, water and electricity are connected to the premises. Mains gas is unavailable in Castleton. Comprehensive oil fired central heating to radiators is installed and there is also an LPG gas supply for the cooker. Additionally the multi-solid fuel stove in the lounge has a high output back boiler providing back-up for both the heating and hot water. The house is also pre-wired for Sky and Broadband.

**Directions:** Travelling from the north, make your way to Castleton Village in the upper Esk Valley. Entering the village from the Danby road, Station Road is on the left approximately half way up on the right with the property around the corner on the left in an elevated position. For parking, there is a cobbled area on the right just after Station Road and from there take the path to the right and Chapel House is approximately 30 yard away around the corner. (See map)



**Tenure:** Freehold.

**Council Tax Banding:** Band 'E' . North Yorkshire Council. Tel 0300 1312131

**Post Code:** YO21 2EG

Please note that the freestanding appliances and certain items of furniture maybe available by separate negotiation.

**IMPORTANT NOTICE**

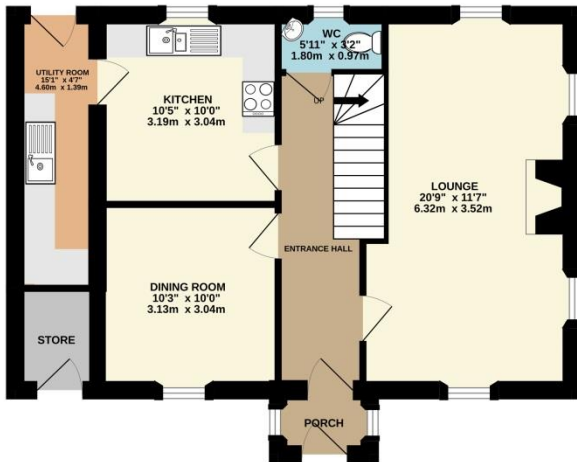
*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

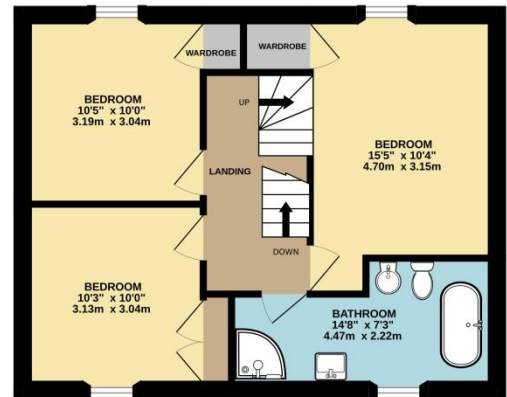


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GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.5 sq.m.) approx.

2ND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

TOTAL FLOOR AREA : 1598 sq.ft. (148.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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