



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

“PINWOOD” HIGH STANGHOW, CLEVELAND

Guisborough 5miles

Whitby 17miles

Saltburn 5 miles



A FANTASTIC INVESTMENT OPPORTUNITY WITH GREAT POTENTIAL TO ADD VALUE, THIS DETACHED 3 BEDROOM BUNGALOW WITH SEPARATE BUILDING PLOT SHOULD BE OF INTEREST. SITTING ON A SUBSTANTIAL PLOT THE PROPERTY DOES REQUIRE SIGNIFICANT WORK TO BRING IT TO MODERN DAY REQUIREMENTS BUT COULD BE A FANTASTIC FAMILY HOME ON THE EDGE OF THE NORTH YORKSHIRE MOORS.

Accommodation:

Entrance Hall, Lounge Diner, Kitchen, Porch, Utility, Bathroom, 3 Double Bedrooms
Attic, Single Garage, Workshop, Single Garage, Conservatory.

Guide Price: £350,000

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PARTICULARS OF SALE

A 20 year project that unfortunately never got finished, Pinewood is a most unusual but exciting opportunity to purchase a large detached bungalow. With gardens to the front, rear and side the property also has a building plot with road front that could be sold off separately without unduly affecting the house and all nestled in open countryside on the edge of the North Yorkshire Moors.

Not lived in all of the time, the bungalow has had some partial improvements over time but also has gone backwards to some degree in parts and now needs a comprehensive programme of upgrading and modernisation to bring it up to modern day standards. There is a very large attic which could easily be expanded into, as well as space to the side to increase the accommodation if desired.



Like the bungalow, the grounds and gardens have also become somewhat neglected and allowed to become over grown in parts, but like the bungalow, with a little clearing and hard work, could be returned to their form glory and make the most of the fabulous position with open countryside to the front and sides and which afford open fields to the beauty of the North York Moors National Park beyond. There is ample outside parking and 2 good sized garages as well as a 3rd garage/workshop which all add to the possibilities that make this property so exciting.



A large entrance hall allows access to all rooms but primarily to the lounge on the left which has a broad window to the front and side which allows the light to flood in whilst the focal fireplace, with cosy wood burner, adds a warmth in the cold months. The dining area is to the rear, again with side window and door to the kitchen.



With doors to the lounge, hallway and into the rear porch, the kitchen is central to the house and has been part finished with shaker style units and Beech working surfaces.



The porch has a small utility off and door to the rear garden area.

The entrance hall is an 'L' shape turning to the right with a recessed airing cupboard and a hatch to the loft void (with ladder, fully boarded and electricity supplied). Doors open from here to the bedrooms and bathroom.



There are two double bedrooms facing to the front, with a further double bedroom to the rear.



The bathroom lies on the rear of the house and is again only partially finished.



To the side of the house is a lean-to garden room which can only be accessed from the garden.

As previously mentioned there are extensive gardens which surround the property comprising lawns, mature trees and flowerbeds.

GENERAL REMARKS AND STIPULATIONS

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

Directions: Taking the A170 moor road to Guisborough, approach Lockwood Beck before turning right onto the Stanghow/Lingdale Road. The property is approximately 1/2 mile up on the left, set behind a large mature hedge and marked by a Richardson & Smith board

What3words: homeward.layers.digests

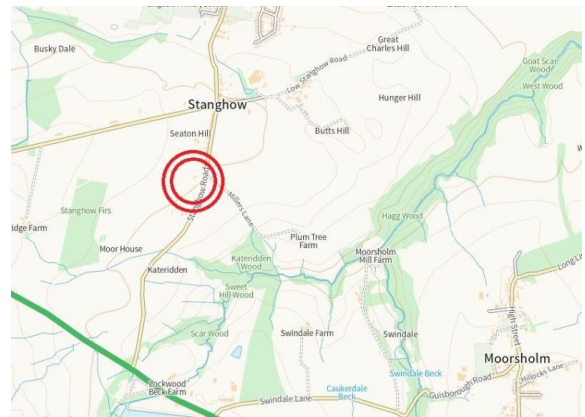
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Services: The house is connected to mains water, electricity and drainage. Oil central heating.

Local Taxation: The property is band E for council tax. Redcar & Cleveland Council

Post Code: TS12 3LE



Tenure: Freehold

Planning: The property obtained outline grant of planning permission dated 21st December 2023 for the development of one residential dwelling. Redcar and Cleveland Borough Council Ref R/2023/0876/OO

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.





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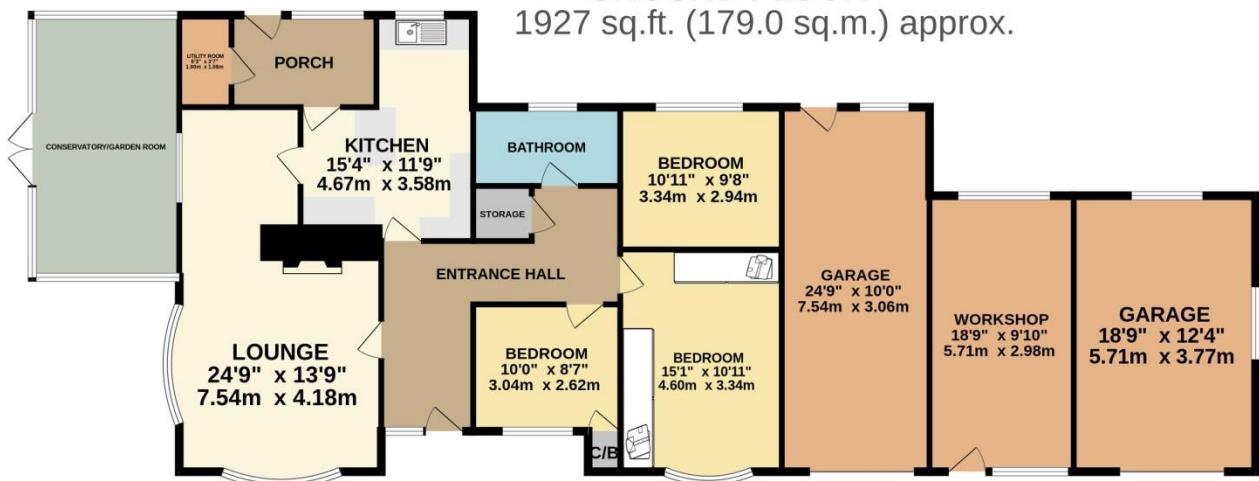
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GROUND FLOOR 1927 sq.ft. (179.0 sq.m.) approx.



TOTAL FLOOR AREA : 1927 sq.ft. (179.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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