



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## MONTHEATH, HALL LANE, GLAISDALE

Whitby 10 miles

Guisborough 18 miles

(Distances are approximate)



**A 4 BEDROOM DETACHED DORMER BUNGALOW, SET ON THE VERY EDGE OF GLAISDALE VILLAGE IN THE HEART OF THE NATIONAL PARK. SET IN AN ELEVATED POSITION, THE PROPERTY ENJOYS LONG VIEWS OVER OPEN COUNTRYSIDE TO THE MOORS.**

### Accommodation:

Ground Floor: Porch, Hallway, Lounge, Dining Room, Conservatory, Kitchen, Utility, Store, Master Bedroom and Shower Room. 1<sup>st</sup> Floor: Landing, 2x Double Bedrooms, Single Bedroom and House Bathroom.

Outside: Driveway Parking and Integral Garage Workshop. Car Port, Sheds. Gardens front & rear.

**Offers On: £395,000**

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## **PARTICULARS OF SALE**

Montheath was built in 1979 to an individual design with composite block walls and a clay tiled roof. The property has 2 story height to the rear but is single story at the front with a garage underneath. The property stands in an attractively proportioned plot, although the garden was a little overgrown at the time of inspection.

A half-glazed entrance door opens into a porch with 2 steps up to a half-glazed door and window leading into a panelled, L-shaped hallway with a galleried landing over and doors to ...



A master double bedroom (or additional reception room) with window to the front and a connecting door to a jack and jill shower room with a second door to the hallway.

There is a store room to the rear, which is the size of a study or further single bedroom, which has a wheelchair lift rising vertically through the floor from the garage workshop beneath.



Further doors open to the kitchen and into a lounge at the front of the building having a window to the side looking onto the field and 2 windows facing onto the garden. The room has an open fireplace with Baxi back boiler and a stone surround. A connecting door leads through to ...

Dinning Room – a part panelled room with a window to the side, a connecting door to the kitchen and a curtained archway to ...

A uPVC double glazed conservatory with a glazed door to the rear garden and polycarbonate roof.



The kitchen is fitted with a suite of modern cabinets and has a window facing onto the rear garden and fittings including an electric oven / grill, (doesn't work) a 5 ring gas hob with cooker hood over, a fridge, freezer and dual bowl stainless steel sink. Doors open back to the entrance hall and through into a separate utility room with a more dated suite of cabinets including a stainless steel sink and positions for an automatic washing machine and tumble dryer. A window and glazed door open to the rear garden.



## **First Floor**

The open-tread staircase rises to a landing with a window to the side and a hatch opening into a sizeable eaves storage cupboard. The remainder of the landing is galleried with doors opening to:



The main guest bedroom is a double with windows to the side and rear plus a huge walk-in wardrobe with two door access.



Next to the bedroom is a large walk-in airing cupboard.



The next bedroom is also a double with a range of built-in wardrobes and a window looking onto the rear garden.

Adjacent to that lies a bathroom with a dated, avocado, 4-piece bathroom suite including a WC, basin, panel bath and separate tiled shower cubicle.

The final room on the first floor is a single bedroom with a window overlooking the rear garden.

### Outside

To the front the garden is terraced with patio seating areas, a rockery garden and a lowered driveway offering off-street parking for a number of vehicles and leading up to ...

Undercroft Garage – a tandem style, double garage / workshop with the base for the lift into the house, 2x windows to the side and swing timber doors. The garage houses the oil central heating boiler and a coal store lies just off, plus the lift rising to the store on the ground floor.

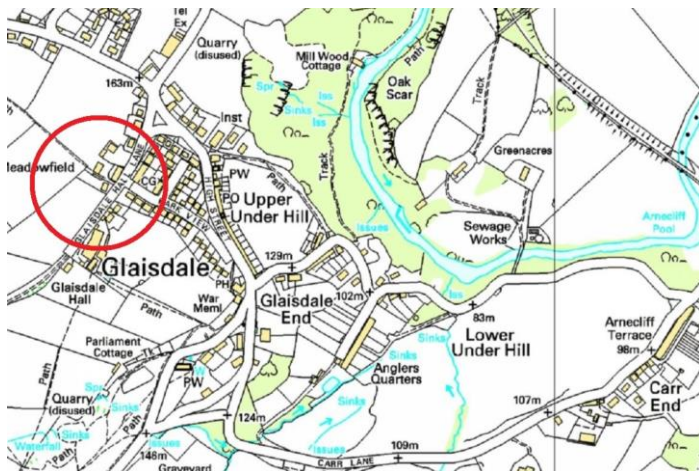
To the side of the house is a timber framed car port, suitable for covering upto 3 cars, one behind the other.



The rear garden is larger than the front and includes two small timber sheds. The garden includes a grassed area and various other beds formerly used for vegetables, cages for fruit growing with fruit bushes, a number of trees and numerous shrubs.

### 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:** Glaisdale lies in the mid Esk Valley and is well signed from the A170 moors road between Whitby & Guisborough. Hall Lane runs south from the village green in the upper section of the village, and Montheath is the last house on your right hand side on the lane, marked by the Richardson and Smith 'For Sale' board. See also location & boundary plans.

**Services:** The house is connected to mains water, electricity and drainage. The property has oil fuelled central heating with the boiler located in the garage and the bulk oil tank concealed beneath the patio at the front of the building above the driveway.

**Council Tax Banding:** Band 'E' approx. £2,956 payable for 2025/6. North Yorkshire Council. Tel 01723 232323.

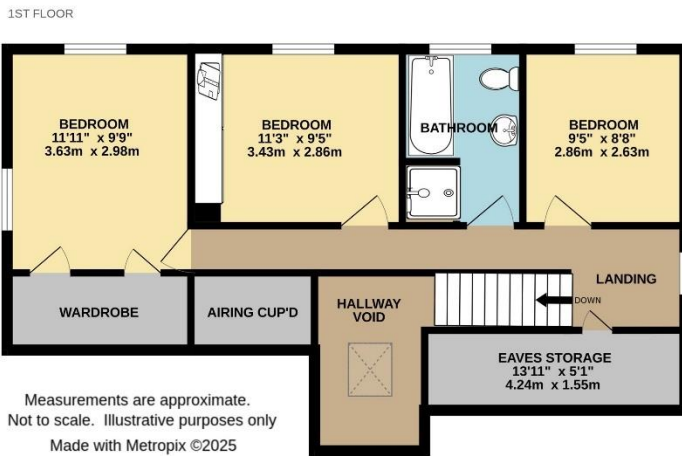
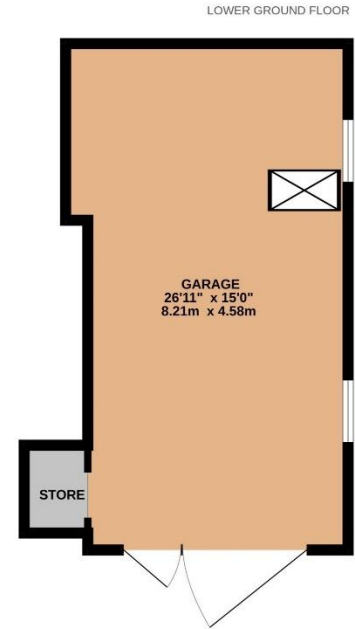
**Tenure:** Freehold

**Post Code:** YO21 2PR



### 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.*



Measurements are approximate.  
Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

