



RICHARDSON & SMITH

Chartered Surveyors

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“NESFIELD HOUSE” 34 HIGH STREET, RUSWARP Nr WHITBY

Whitby 1½ mile



A MOST ATTRACTIVE 5 BEDROOM GRADE II LISTED GEORGIAN HOUSE SITUATED ON THE HIGH STREET IN THIS DELIGHTFUL VILLAGE JUST OUTSIDE WHITBY.

ALTHOUGH IN NEED OF SOME MODERNISATION AND UPGRADING, THIS IS A FANTASTIC FAMILY HOME OFFERING A WEALTH OF PERIOD FEATURES. THE HOUSE IS SET BACK FROM THE ROAD WITH GARDENS TO THE FRONT AND REAR, AND HAS A GARAGE AND PARKING.

Accommodation:

Ground Floor: Entrance Hall, Drawing Room, Dining Room, Kitchen, Utility.

1st Floor: Landing, Double Bedroom En-Suite, Double Bedrooms, Bathroom, Single Bedroom

2nd Floor: Landing, 2 Attic Double Bedrooms

Outside: Gardens to Front & Rear Courtyard/Garden, Detached Garage, Parking.

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PARTICULARS OF SALE

“Nesfield House” is a fine example of a Georgian house which dates from the late 1780’s and has a wealth of period features include sash windows with shutters, coving, fireplaces and grates, panel doors, exposed beams and central 6-panel entrance door with ornamental fanlight and architrave with pulvinated frieze and cornice.

A much loved family home, the property is offered to the market for the first time in many years and whilst the property has been well maintained there is now some modernisation and upgrading required to bring it up to modern day needs. The house has gardens to the front and rear with parking and a small detached garage, a little bit of a rarity in this part of the village.

Ruswarp sits just on the outskirts of Whitby, on the banks of the River Esk, with a nice riverside walk between the two as well as having its own amenities including a renown butchers, village pub, tourist attractions, primary school and railway station.

A central path from the front garden leads up to the:

Entrance Hall: With stairs leading up to the first floor, under-stairs w.c, door to rear courtyard/garden and panel doors off.



Dining Room: With 2 sash windows to the front (with secondary glazing), central Adams style fireplace with brick inlay and original fire grate. Coving to the ceiling.

Drawing Room: Again with two sash windows (with secondary glazing) to the front, central fireplace with inset gas fire, coving and door into the kitchen.



Kitchen: The kitchen is generously proportioned with large window to the rear making for a light and airy room.

There is a range of base and wall units, with laminated working surfaces, inset stainless steel sink unit and tiled splash-backs.

There is a gas cooker point and the gas central heating boiler is situated in this room. The kitchen opens to the back into the utility area where there is plumbing for an automatic washing machine.

First Floor

The staircase rises from the entrance hall splitting at the top giving access to the first floor landing and rear passage to other rooms.

Master Bedroom: A large double bedroom with two large sash windows with secondary glazing overlooking the front. There is a large walk-in store. Off this room is the...



En-Suite Bathroom: Having a coloured suite comprising panel bath with mixer shower and screen, hand basin and w.c. There is a small window to the rear and tiling to the walls.

Bedroom: Again a large double bedroom with two large sash windows to the front. There is access to the bedroom from the main landing and the rear passage.



Shower Room: Having in a modern white suite with shower cubicle, bidet, hand-basin and w.c. There is a Velux roof lights, chrome heated towel rail, and full tiling to the walls and floor.



Bedroom: A smaller double bedroom, with window to the side and rear.

Second Floor

Stairs rise from the first floor landing to the second floor where a generous landing gives access to

Attic Bedroom: With exposed purlins and large Velux window to the rear.



Attic Bedroom: With Velux window rear and small window to the gable end.

Outside

The property is set back from the road behind a low brick wall with wooden balustrade and central gate. The front garden is has an attractive mixture of mature shrubs and plants with central path.

A side drive provides parking for a number of vehicles and leads to the detached single garage which has an up and over door and courtesy door to the side.

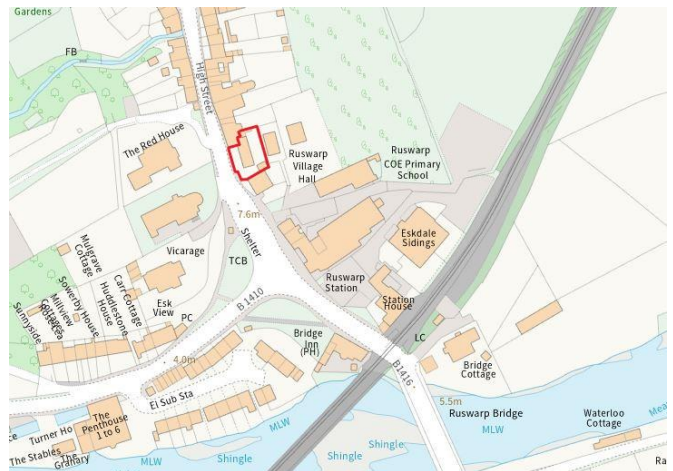
The rear garden/courtyard is largely paved with a small cultivated area , which has mature shrubs and trees. There is a small outside store. .

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: The house is connected to mains water, electricity, gas and drainage. The property has a gas fuelled boiler located in the kitchen.

Directions: From the town centre towards Guisborough reaching the Four Lanes End roundabout. Take the first left towards Ruswarp, continuing along and down the hill into the village. Go past the butchers on the left to where the High Street narrows and as it opens up again the property is on the left hand side marked by the Richardson and Smith 'For Sale' board.



What3words: lends.exam.effort

Tenure: Freehold.

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

Post Code: YO21 1NH

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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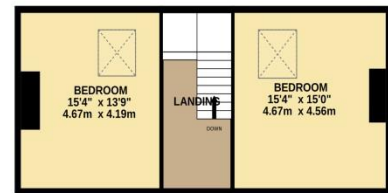
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2ND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1896 sq.ft. (176.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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