



01947 601301



DOVECOTE, 1 LARPOOL MEWS

5 BED CHARACTER
PROPERTY



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



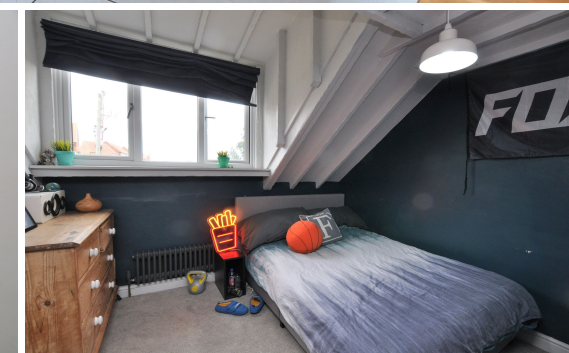
PROPERTY FEATURES

- Character Stone House with a Generous Garden
- Open Plan Family Living with Bi-Fold Doors onto a Terrace
- Home Office, Utility Room & Downstairs WC
- 5 Bedrooms & 2 Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Ample Parking with a Gravelled Driveway

Type: CHARACTER PROPERTY
Availability: FOR SALE
Bedrooms: 5
Bathrooms: 2
Reception Rooms: 1
Parking: DRIVEWAY
Outside Space: GARDEN, TERRACE
Tenure: FREEHOLD

01947 601301

www.hopeandbraimstateagents.co.uk



DOVECOTE, 1 LARPOOL MEWS - 5 bed Character Property - £625,000



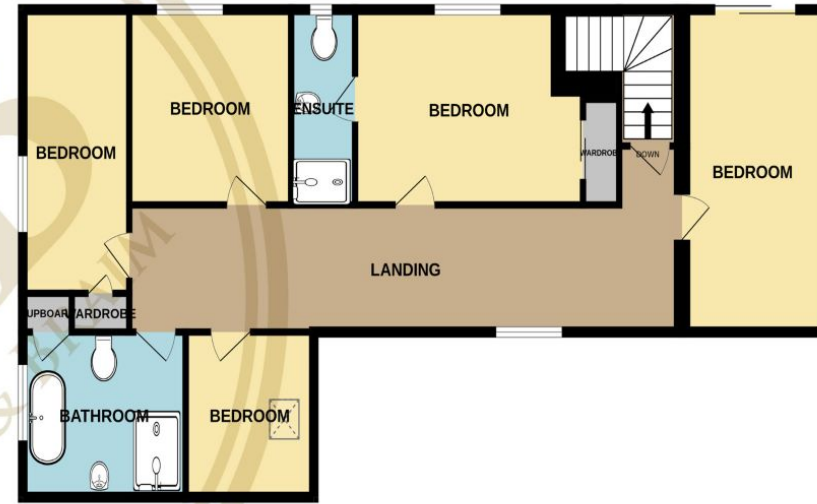
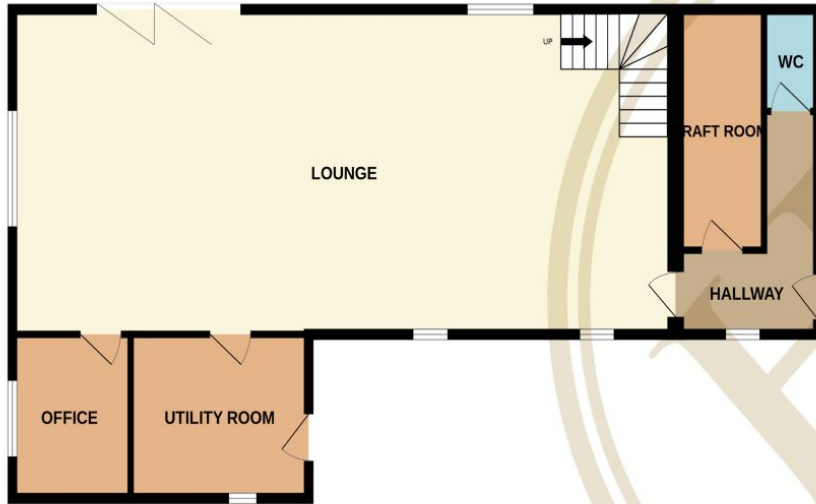
Hope & Braim are delighted to present Dovecote, 1 Larpool Mews in Whitby to the market. This unique family home offers open plan living with period charm and a generous garden that is located on the edge of the town with far-reaching rural views. Located at the end of a private road behind the Grade II Listed Larpool Hall this home has the convenience of being close to the towns amenities and schools whilst having a private plot on the edge of open fields. The property has recently been refurbished with a great deal of thought and design flair and is completely unrecognisable from the dated interiors of the previous owners. The majority of the ground floor has been opened up to create a wonderful family room that has a kitchen at the far end with bi-fold doors onto the terrace and a cosy lounge area at the other end. Off this 40 foot long room there is a home office and a utility room with a craft room and downstairs WC off the entrance hall. Upstairs there are five bedrooms and two bathrooms off a spacious landing with the principal bedroom having a double height ceiling and patio doors leading out onto external stone steps. The house is approached via a gravelled driveway that is shared with the two neighbouring properties and the gardens are gated with ample parking and a large lawn, ideal for free-range children and animals.



DOVECOTE, 1 LARPOOL MEWS - 5 bed Character Property - £625,000

GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.

1ST FLOOR
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 2011 sq.ft. (186.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	78	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

