



01947 601301



## FIELD HOUSE, ELLERBY

3 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Grade II Listed Stone House with Garage
- Open Plan Lounge/Diner with Log Burner
- Galley Kitchen with Pantry/Utility Room
- 3 Double Bedrooms & 2 Bathrooms, including En-Suite
- Oil Central Heating & Timber-Framed Double-Glazing
- Attached Garage & Downstairs WC
- Graveled Driveway & Stone-Flagged Terrace
- Period Home that Requires Refurbishment

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **TERRACE**

Tenure: **FREEHOLD**

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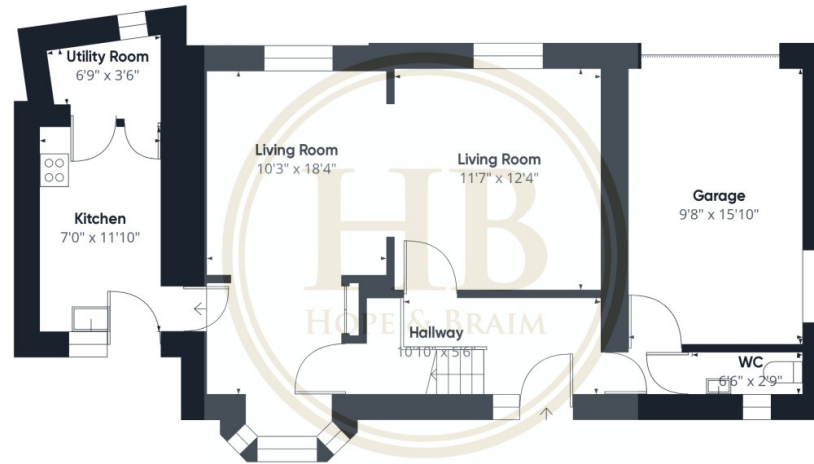
FIELD HOUSE, ELLERBY- 3 bed Detached House -£350,000



Hope & Braim are delighted to present Field House in Ellerby to the market. A Grade II Listed stone house with great potential to be improved that comes with a garage and a tiered terrace. The house has an attractive stone façade underneath a traditional pan tiled roof, whilst inside there are period features such as fireplaces and beamed ceilings. The layout has been altered latterly to provide open plan living comprising a spacious lounge/sitting room divided by an arched opening and a dining space positioned within the bay window. There is a galley kitchen with fitted cabinets and an adjoining utility/pantry with plumbing for a washing machine. Also, downstairs there is a cloakroom and an internal door through to the attached garage. Upstairs there are two double bedrooms on the first floor, both with beamed ceilings, one with a bespoke fitted wardrobe and cabinets, the other with a dressing room. There is a bathroom with a modern three-piece shower suite. On the top floor there is a third double bedroom within the eaves of the roof and an en-suite bathroom. Although the property will require refurbishment it does benefit from having oil central heating and timber double-glazing throughout. Outside there is not much of a garden but there is a graveled driveway and a stone terrace with stepped access.



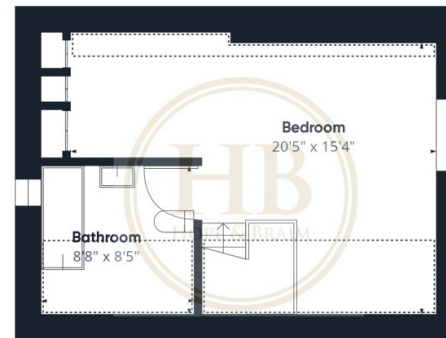
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Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1460.45 ft<sup>2</sup>

Reduced headroom

93.65 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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