

THE GRANARY, BACK LANE EBBERSTON



A sizable character property, providing attractively presented family accommodation amounting to 1,700 square feet in total.

Sheltered rear garden. Garage and private parking.

Entrance Hall – Sitting Room – large open plan Living/Dining Kitchen with doors out onto the garden – Utility Room - Cloakroom.

Up to five bedrooms, including a master bedroom with en-suite and dressing room – smart house bathroom
Lovely sheltered rear garden – covered entertaining area – Studio/Home Office.

Garage – Parking

GUIDE PRICE £580,000

A sizable detached barn conversion, which provides an attractive range of versatile accommodation amounting to 1,700 square feet in total, quietly posited down Back Lane, within a popular and accessible village.

Built in 1895 from Yorkshire stone and converted around 20 years ago The Granary has been further improved by the current owner with an updated kitchen, renewed bathroom and shower suites over the past few years, along with a new central heating boiler. The property has been insulated throughout and benefits from a C score EPC, making it unusually efficient to run for a character property.

The Granary provides characterful accommodation, designed to provide a flexible arrangement of rooms and centred around a wonderfully sheltered rear garden with a covered terrace which makes for an ideal outdoor entertaining area with adjoining studio room or potential home office.

In brief; front to back entrance hall, cosy front facing sitting room with gas stove and a large, open plan dining kitchen with living area. Further utility room and ground floor cloakroom. On the First floor are up to five bedrooms, with the master bedroom currently making use of one the bedrooms to create an adjoining dressing room along with an en-suite shower room. Four further bedrooms and a stylish house bathroom with freestanding tub.



LOCATION

Ebberston is a pretty village lying to the south of the A170 Scarborough to Thirsk trunk road and with easy access to the A64 and Malton where there is a railway station and connections to the mainline network. The village is some seven miles east of Pickering and eleven miles west of Scarborough with excellent access to the Coast, Dalby Forest, and the North York Moors to the North. The village has a public house, chapel, parish church, active village hall and a sports ground. Ebberston benefits from a regular bus service, which runs between Scarborough and Helmsley. Seamer train station lies just 8.4 miles away and offers a regular service to York, from which all mainline services can be connected to.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Arched front door with stained glass window. Half glazed stable door to the rear. Wall light point. Exposed stone walls to part. Tiled floor. Exposed beam

SITTING ROOM

4.80 m (15'9") x 4.67 m (15'4")

Arched window to the front. Wood flooring. Gas fire stove set into a recess with brick fireplace. Beams. Wall light points. Television point.



OPEN PLAN LIVING DINING KITCHEN

9.40 m (30'10") x 4.72 m (15'6")

Fitted kitchen cabinets with granite topped work tops incorporating a double Belfast sink. Integrated dishwasher. Integrated fridge freezer. Inset microwave. Rangemaster stove by separate negotiation. Tiled splashback. Windows to the front and rear. Wood effect ceramic tiles. Exposed oak beam. Open through to the Living Area. Radiator set within a fretted cover. Radiator. Casement windows to the front. French doors to the rear.



UTILITY ROOM

2.34 m (7'8") x 1.80 m (5'11")

Fitted base and wall units. Glow worm gas fired central heating boiler. Automatic washing machine point. Tumble drier point. Radiator. Low flush WC. Wash hand basin. Casement window to the rear. Tiled floor

FIRST FLOOR

GALLERIED LANDING

Airing cupboard housing hot water cylinder. Loft inspection hatch. Pair of windows to the rear. Radiator.

MASTER BEDROOM

5.27 m (17'3") x 3.54 m (11'7")

A three-quarter height window to the front with further casement window. Feature beams. Radiator.



EN-SUITE SHOWER ROOM

3.40 m (11'2") x 1.16 m (3'10")

Double width fully tiled walk in shower with a dual rain head shower. Wash hand basin set into a cabinet. Low flush WC. Tiled walls and floor. Casement window to the rear. Extractor fan. Chrome heated ladder towel rail.



DRESSING ROOM/BEDROOM

3.54 m (11'7") x 3.21 m (10'6")

Range of fitted wardrobes with sliding doors. Casement window to the front. Feature beams. Loft inspection hatch. Radiator.



BEDROOM TWO

3.11 m (10'2") x 2.76 m (9'1")

Casement window to the front. Feature beams. Radiator.



BEDROOM THREE

2.90 m (9'6") x 2.76 m (9'1")

Casement window to the front. Feature beams. Radiator.



STUDY/BEDROOM FIVE

3.14 m (10'4") x 2.76 m (9'1")

Range of fitted office furniture. Casement window to the front. Feature beams. Radiator.



BATHROOM

3.00 m (9'10") max x 2.00 m (6'7")

Free standing claw foot tub. Wash hand basin set into a cabinet. Low flush WC. Wood floor. Casement window to the rear. Extractor fan. Radiator.



OUTSIDE

The Granary is situated down Back Lane, a quiet backwater which runs parallel to Ebberston Main Street. There is off street parking and space within the garage.



The majority of the garden lies to the rear, facing west and with a southerly aspect, ensuring it is especially light and sunny. To northern edge of the garden is an open sided terrace, making a superbly sheltered and private outside entertaining area. To the far end is a studio building; ideal as a home office or hobby room with electric light and power. The garden is a wonderfully sheltered space, very private and with an aspect looking across to the Wolds in the distance.



GARAGE

4.80 m (15'9") x 3.20 m (10'6")

Double doors to the front. Electric light and power. Water supply.



Ground Floor
Approximate Floor Area
1,307 sq. ft.
(121.4 sq. m.)



First Floor
Approximate Floor Area
935 sq. ft.
(86.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

- Services: Mains water, drainage, gas and electricity. .
 Tenure: It is understood that The Granary is Freehold, with vacant possession given up[on completion].
 Council Tax: E
 Post Code: YO13 9PY
 EPC: Current C/71 Potential C/80
 Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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