



**REDBRICKS
CROPTON, PICKERING**

Cundalls



REDBRICKS

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YO18 8HL

Pickering 3 miles, Malton 13 miles, York 30 miles, Leeds 55 miles (all distances approximate)

A superbly appointed detached village property, providing exceptionally versatile accommodation set within lovely grounds of 0.25 of an acre and a further paddock available by separate negotiation.

- Attractive character accommodation renovated, extended and presented to a high standard throughout
- Living Room – Snug – Dining Room – Breakfast Kitchen – Utility Room – Cloakroom
- Three double bedrooms – House Bathroom – Shower Room
- Range of traditional buildings which provide useful annexe/home gym and office space. Workshop, tool shed and garage.
- Set in a large plot of 0.25 acres with landscaped garden and grounds.
- Further land available by separate negotiation.

GUIDE PRICE £650,000

DESCRIPTION

An immaculate detached character property, thoroughly renovated and extended and offering a wealth of character along with an exceptionally versatile range of accommodation.

Redbricks, as its name suggests, is distinctive in Cropton, standing out amongst the predominantly stone properties which line its Main Street. The owners have thoroughly renovated the property during their decade long ownership, taking on works including a partial re-roof, re-wire and a new central heating system. New bathroom and kitchen fittings throughout and a stylish finish completes the feeling of a high-quality restoration. The range of traditional outbuildings has been renovated creating an impressive main reception room with vaulted ceiling and a large adjoining games room with gym and a mezzanine home office. In all over 2,600 square feet.

In brief the accommodation comprises the following. Breakfast kitchen with separate utility room, main reception room with wood burning stove and doors out onto the stone flagged terrace. Central hall with cloakroom and a pair of front facing reception rooms, one, an elegant sitting room and the other a cosy snug. Upstairs are three large double bedrooms the main house bathroom and a separate, newly fitted shower room.

Redbricks is set within extensive mature garden and grounds of 0.25 of an acre. Attractively landscaped, the garden combines formal lawn with cottage style borders, stone flagged terraced eating area and a useful range of outbuildings. There is plenty of parking on the driveway to the side and within the double garage. There is a separate grass paddock which lies adjacent to the rear garden and is well suited as a pony paddock or for small holding interests (approx. 0.85 of an acre).

LOCATION

Cropton is a pretty village located on the southern fringes of the North York Moors National Park and is characterised by a main street lined with traditional stone properties. All amenities can be found close by in the market towns of Pickering (four and a half miles distant) or Kirkbymoorside (six miles distant) and with easy access to the A64 at Malton which lies only thirteen miles away and enjoys a regular train service to the historic city of York, where mainline connections can be found.

ACCOMMODATION

KITCHEN

6.77 m (23'3") x 2.95 m (9'8")

Range of solid oak painted base and wall units with solid oak butcher block worktops, incorporating sink unit. Recess for a stove with tiled backs and an extractor overhead. The current Falcon five burner stove is available by separate negotiation. Integrated fridge. Dishwasher point. Pair of casement windows to the rear. Two lantern roof lights. Half glazed door out onto the garden. Oak floor. Floor standing Grant oil fired central heating boiler. Freestanding granite topped Island unit with breakfast bar (by separate negotiation)



UTILITY ROOM

5.50 m (18'1") x 1.70 m (5'5")

Range of fitted base and wall units. Automatic washing machine point. Integrated freezer. Half paneled walls. Window to the side.

RECEPTION ROOM

5.96 m (19'7") x 4.57 m (15'0")

A beautifully proportioned room with a vaulted ceiling showing off exposed beams. Oak floor. Wood burning stove set on a reinforced glass hearth. Fitted cloaks alcove. Pair of velux roof lights. Two radiators concealed behind fretted covers. French window to the south, opening onto the terrace.



INNER HALL

Oak floor. Internal window to the snug. Stairs to the first floor.

CLOAKROOM

Low flush WC. Wash hand basin. Extractor fan. Oak floor. Radiator.

SNUG

4.50 m (14'9") x 3.40 m (11'2)

Sash windows to the front. Wood burning stove, stone flagged hearth, oak mantel and a brick tiled surround. Range of bespoke fitted cabinetry. Fitted storage cupboard. Original range oven with bread oven. Coving. Recessed ceiling lights. Radiator.



LIVING ROOM

6.99 m (22'11") x 4.90 m (16'1")

A large room with casement window to the front and a large square bay with fitted bench window seat and built in storage. Cast iron wood burning stove set into a recess with stone fireplace. Range of bespoke fitted book shelves. Oak floor. Paneled walls to part. Radiator. Coving. Wall lights. Television point. Fully glazed door leading to the front entrance porch which has a half glazed front door and window to the side.



FIRST FLOOR

LANDING

Sash window to the rear. Fitted airing cupboard housing hot water cylinder. Portrait paneling to half height. Radiator. Fitted storage cupboard. Coving

BEDROOM ONE

3.80 m (12'6") x 3.23 m (10'7")

Sash window to the front. Original fitted cupboard. Portrait paneling with fitted bedside lighting. Original basket grate fireplace. Radiator. Coving.



BEDROOM TWO

3.63 m (11'11") x 3.63 m (11'11")

Sash window to the front. Original fitted cupboard. Fitted wardrobes. Radiator. Coving.



BEDROOM THREE

3.61 m (11'10") x 3.52 m (11'7")

Sash window to the front. Original fitted cupboard. Original basket grate fireplace. Radiator. Coving.

BATHROOM

2.84 m (9'4") x 2.00 m (6'7")

Roll top bath tub with hand held shower attachment. Corner shower cubicle with tiled surround and dual rain head shower. Low flush WC. Pedestal wash hand basin. Sash window to the rear. Wainscot paneling to half height. Column vertical radiator with heated towel rail. Wood flooring. Coving. Extractor fan

SHOWER ROOM

2.35 m (7'9") x 1.64 m (5'5")

Corner shower cubicle with tiled surround and dual rain head shower. Low flush WC. Pedestal wash hand basin. Window to the side. Wainscot paneling to half height. Column radiator with heated towel rail. Extractor fan.



Bathroom



Shower Room

OUTSIDE

A lengthy driveway runs up the side of the house and up to a gravelled parking area with access into the double garage. Adjoining the garage is a workshop and a separate store room/tool shed. In all house sits in an 0.25 of an acre, with a further paddock amounting to 0.85 acres which lies just off to the rear. The land lies on Back Lane, with vehicular access to it and an additional access via a hand gate from the back garden and is available by separate negotiation.

The garden is an attractive space which has been thoughtfully landscaped to create a classic English style cottage garden with well stocked flower and herbaceous borders edging a central lawn. Mature shrubs and trees provide a good degree of privacy. Within the garden is a useful aluminum framed greenhouse and hen run.

GAMES ROOM/GYM

7.13 m (23'5") x 4.31 m (14'2")

Large and versatile room. Stable door. Window to the front. Original oven in a stone chimney. Vaulted to part. Steps up to the mezzanine office.



MEZZANINE OFFICE

Pair of velux roof lights. Fitted storage. Access to the loft storage above the games room/gym.

TOOL SHED

4.27 m (14'0") x 2.30 m (7'7")

Electric light and power. Stable door.

WORKSHOP

4.27 m (14'0") x 2.20 m (7'3")

Double doors. Electric light and power. Overhead storage

GARAGE

4.90 m (16'1") x 4.90 m (16'1")

Two bay covered car port style garage. Electric light and power.







Ground Floor
Approximate Floor Area
1,992 sq. ft.
(185.0 sq. m)



First Floor
Approximate Floor Area
632 sq. ft.
(58.7 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 - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Score: E/40. Potential C/79

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water and electric. Septic tank drainage. Oil-fired central heating.
Planning: North Yorkshire County Council, Ryedale.
Council Tax: Band F
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO18 8HL
Details prepared June 2024

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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 in this 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.

