

HIGH MEADOWS, 3 WEST END FARM HUTTON BUSCEL



A beautifully situated character property, with immaculate presentation throughout, landscaped grounds and a large double garage with off-street parking.

Approx 1,400 sq. feet of versatile accommodation:

Open plan living dining kitchen – First Floor living room, with superb open views across the Vale of Pickering

Three double bedrooms – House bathroom – Separate shower room

Attractively landscaped garden and grounds

Double garage– off-street parking

GUIDE PRICE £524,999

Positioned on the southwestern edge of the West End Farm development, High Meadows occupies a plum position on the site and comprises an immaculately presented character property set within beautifully landscaped garden and grounds. 3 West End Farm is a unique property being the former granary and one of just 7 properties which were converted around 30 years ago from a range of traditional farm buildings and the principal farmhouse.

The accommodation amounts to almost 1,400 square feet with the entire first floor given over to a large main reception room, with granary steps running from the outside and with superb far-reaching views from the south and west elevations. To the ground floor, positioned in the centre of the house is a smart modern kitchen with an adjoining dining area. To the northern end of the house the accommodation has been arranged as a large bedroom with the main house bathroom, ideal as a self-contained guest area. To the southern end of the house are two further double bedrooms and a shower room.

Recently landscaped grounds stand to the side and rear, with a newly laid York stone terrace leading out from the dining area. Edged by walls to three sides, this area is incredibly sheltered and private. A driveway leads up to the large double garage with the remainder of the lawned garden lying beyond. Well stocked flower borders line the lawn and there is a well-positioned timber summerhouse which faces due south and offers a great vantage point to take in the views.



Hutton Buscel is a sought after and thriving sociable village located approximately 11 miles east of Pickering and 5 miles west of Scarborough. A range of local services are available in the nearby villages of East and West Ayton, including a doctor's surgery, village shop, petrol filling station, library, several public houses and a primary school. A regular bus service passes through the village from Scarborough to Helmsley. More comprehensive facilities can be found in Scarborough, with a train station at Seamer only 4 miles distant. The village is set well off the A170, in an elevated position and is well sited for easy access over to Scarborough, or onto the A64.

ACCOMMODATION COMPRISES

LIVING DINING KITCHEN

4.60 m(15'1") x 4.40 m(14'5")

Fully glazed oak doors to the western elevation which opens directly onto the stone flagged courtyard. Further stable door to the east. Wood floor. Casement windows to both sides. Radiator. Fitted storage cupboard. Gas fired central heating boiler set into a wall cupboard. Radiator. Loft access hatch with drop down ladder; the loft is insulated, part boarded and with good head height, affording the potential to extend into if so wished; subject to all necessary consents and permissions.



KITCHEN

3.40 m(11'2") x 3.20 m(10'6")

Range of stylish matching base and wall kitchen cabinets with under cupboard lighting. Integrated one and a half bowl ceramic sink with mixer tap. Integrated AEG dishwasher. Integral washer/drier. Coretec wood flooring. Dual fuel Range point with extractor hood overhead. Samsung fridge freezer. Radiator. Casement window to the front. Telephone point. Fitted cupboard housing meters and consumer units.



INNER HALL

4.70 m(15'5") x 0.90 m(2'11")

Radiator. Casement window to the rear.

BATHROOM

3.30 m(10'10") x 2.16 m(7'1")

Fully tiled bathroom. Separate walk-in shower cubicle. Bath with hand held shower attachment. Low flush WC. Pedestal wash hand basin. Fitted linen cupboard. Casement windows to the rear. Radiator.



BEDROOM ONE

4.50 m(14'9") x 2.70 m(8'10")

Casement window to the rear. Radiator. Loft access hatch with drop down ladder; the loft is insulated, part boarded and with good head height.



REAR HALL

4.70 m(15'5") x 1.70 m(5'7") max

Wood flooring, Stairs up to the Sitting Room. Fitted storage cupboards. Coats cupboard.

BEDROOM TWO

3.60 m(11'10") x 3.00 m(9'10")

Radiator. Arched cart shed window to the side with double glazed units. Feature beamed ceiling.



BEDROOM THREE

3.50 m(11'6") x 2.80 m(9'2")

Radiator. Arched cart shed window to the side with double glazed units. Range of fitted wardrobes. Telephone point.

SHOWER ROOM

1.80 m (5'11") x 1.75 m (5'9")

Fully tiled walk-in shower cubicle. Low flush WC. Cantilever wash hand basin. Tiled floor and walls. Extractor fan.

SITTING ROOM

6.23 m(20'5") x 5.70 m(18'8")

Fully glazed door leading down the original Granary steps. Two windows to the side with velux roof light over. Casement window to the western elevation. Cast iron stove with gas living flame fire, set on a polished granite hearth. Radiator. Exposed beamed ceiling. Stripped pine floorboards. Television point. Telephone point.



GARDEN & GROUNDS

DOUBLE GARAGE

5.60 m (18'4") x 5.50 m (18'1")

Twin double wooden doors. Electric light and power. Overhead storage. Concrete floor.

From the back door the property has a newly landscaped York stone paved courtyard, south facing and being walled, very sheltered and private. Borders edge the courtyard to two sides, with a beech hedge to the far end. To the centre is a pea gravel drive and parking area, with ample off-street parking available for any number of vehicles. A stone built double garage provides further parking for two vehicles and good storage or workshop space, with newly fitted solid timber double doors. Electric light, power and water. Fitted shelving and overhead storage.

High Meadows is especially well named, being the furthest property on the southwestern edge of the development and with lovely open views over pastureland and across the Vale of Pickering. The garden is largely laid to lawn with well tended and mature borders, a sheltered seating area to the far corner and an ornamental stone trough serves as a central focal point to the lawn. To the garage wall is a sheltered and very private summer house, with electric power, an ideal spot to sit out and enjoy the fine outlook and gardens.





Ground Floor
Approximate Floor Area
1,013 sq. ft.
(94.2 sq. m.)



First Floor
Approximate Floor Area
388 sq. ft.
(30.0 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

- Service:** Mains water, drainage, electric and gas. Central heating is gas-fired.
- Council Tax:** Band F EPC: Current D/58 & Potential B/84
- Tenure:** We understand that the property is freehold and that vacant possession will be granted upon completion.
- Service Charge:** The communal grounds are owned and maintained by Wykeham Estate an annual Service Charge of approximately £130.
- Postcode:** YO13 9LT
- Directions:** West End Farm is a small development situated on the very far west end of the village. From the A170 heading east take the first turning to Hutton Buscel. West End Farm is the first set of properties on your right. The entrance is on the right hand side after Peppercorn Cottage (No 6). Follow the driveway round until facing west and High Meadows is straight ahead.

ADDITIONAL INFORMATION

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

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