

## PINE COTTAGE EBBERSTON



**A charming detached residential smallholding, occupying an edge of village location with landscaped garden, grounds and land amounting to nearly 2.6 acres.  
Stable block and range of timber and traditional stone outbuildings.**

Recently improved accommodation being re-roofed and pointed.

**Ground Floor:** Entrance Hall – four double bedrooms – two bathrooms – cloakroom

**First Floor:** Large, dual aspect, living dining kitchen – dual aspect sitting room.

Beautifully landscaped gardens to the rear – vegetable garden – orchard – series of grazing paddocks

Stable range – external laundry building – timber storage sheds and dog kennel

**NO ONWARD CHAIN**

### GUIDE PRICE £625,000

**An immensely appealing detached property which offers versatile, well presented and up to date accommodation. Pine Cottage sits within land and grounds of 2.6 acres, with a substantial stable range and useful storage buildings. In all a very well situated residential small holding or equestrian property.**

Pine Cottage was converted into a house around 70 years ago and being a former granary, the building retains some lovely period features, including a number of significant exposed beams and the original granary steps which run up the side of the house. An extension to the side and back has enlarged the house and the accommodation is well-presented throughout. In brief the accommodation is arranged in an 'upside down style' with the large dual aspect dining kitchen and separate sitting room to the top floor, enjoying attractive views over the grounds, whilst to the ground floor are four double bedrooms, two bathrooms and the cloakroom. There is huge scope to re-configure the accommodation to suit any number of purchasers and in all amounts to 1,333 square feet. There is an external laundry room and outside storage.

Pine Cottage sits well off the road, with an exceptionally generous level of private parking on the gravelled driveway to the front. To the rear are immaculately landscaped gardens, which have been carefully planted to create a more formal cottage style garden to the immediate rear, productive vegetable plot with polytunnel and green house and a small orchard to the rear. The land extends to the north and comprises level and more steep area of grazing. A large timber stable block with hardstanding and storage sheds stands to the side, ideal for those with smallholding or equestrian interests.



## 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 (2 miles away) 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 HALL

Composite stable door with glazed pane. Radiator. Beam. Casement window to the front. Fitted under stairs cupboard. Electric fuses. Airing cupboard housing the gas fired Vaillant central heating boiler and hot water cylinder with immersion heater. Rear hall with composite stable door. Tiled floor. Stairs to the first floor. Radiator. Velux roof light.

### CLOAKROOM

1.32 m (4'4") x 0.71 m (2'4")

Low flush WC. Pedestal wash hand basin. Window.

### BEDROOM ONE

3.76 m (12'4") x 3.46 m (11'4")

Casement window to the side. Radiator. Beam.



### BEDROOM TWO

3.93 m (12'11") x 3.75 m (12'4")

Casement window to the rear with a superb aspect looking across the garden and up the dale. Radiator. Beam. Fitted cupboard.



### BEDROOM THREE

3.12 m (10'3") x 2.40 m (7'10")

Casement window to the front. Radiator. Beam. Pair of fitted cupboards.



### BATHROOM

2.55 m (8'4") x 1.70 m (5'7")

Bath with tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Dimplex wall heater. Electric light and shaver point. Casement window to the front.



### BEDROOM FOUR/STUDY

2.94 m (9'8") x 2.55 m (8'4")

Casement window to the side. Radiator. Beam. Telephone point.

### BATHROOM

2.94 m (9'8") x 1.43 m (4'8")

Bath with tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Radiator. Tiled floor. Velux roof light.

## FIRST FLOOR

### DINING KITCHEN

5.80 m (19'0") x 4.80 m (15'9")

Dual aspect with windows to the front and rear. Range of fitted bespoke shaker style units with solid oak butcher block worktops. Belfast sink. Tiled splashback. Smeg electric oven with extractor overhead. Integrated hob. Stable door to the side, with stone granary steps down. Beam. Multi fuel stove set upon a flag stone hearth. TV point. Radiator. Oak floor.



### SITTING ROOM

5.75 m (18'10") x 4.10 m (13'5")

Dual aspect room with windows to the front and rear. Multi fuel stove set upon a flagstone hearth Television point. Beam. Radiator. Alcove with shelving.



## GARDEN & GROUNDS

Pine Cottage is set well back from the main road and benefits from a large area of private parking, with ample space for a number of vehicles. Within the front stands a traditional stone building (4.16 m x 2.78 m ), currently set up as a laundry with electric light and power, sink unit and with plumbing.

The majority of the garden is situated at the back, with a stone flagged terrace immediately to the rear giving way to a classic cottage garden, with well stocked herbaceous borders. Beyond is a vegetable plot with raised beds, polytunnel and greenhouse and beyond is small orchard of apple, plum and pear trees.





## STABLE RANGE

Timber construction with hardstanding to the front. Electric light and power points. Outside water supply. Timber dog kennel positioned to the side and a further timber storage shed.

### STORE

3.25 m (10'8") x 3.16 m (10'4")

### STABLE

3.60 m (11'10") x 3.48 m (11'5")

### STABLE

3.60 m (11'10") x 3.48 m (11'5")

### STABLE

7.16 m (23'6") x 3.60 m (11'10")

### STABLE

3.74 m (12'3") x 3.60 m (11'10")

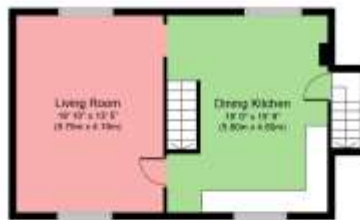


## LAND

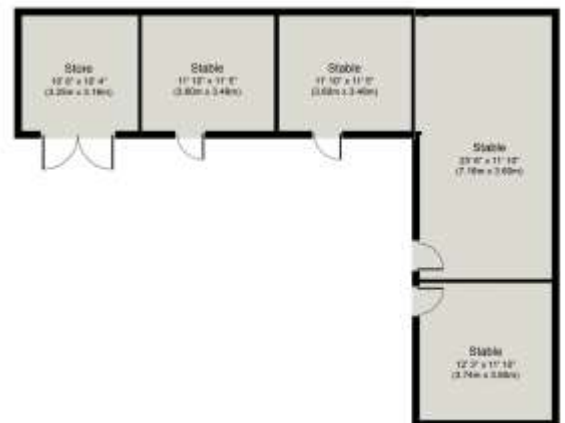
The land runs to the north and is arranged into several separate paddocks, which gently slope up Ebberston bank, and from the top there are outstanding views across the value of Pickering, towards the Wolds in the distance. Securely stock fenced, there is water to the land and two timber field shelters.



**Ground Floor**  
Approximate Floor Area  
824 sq. ft.  
(76.6 sq. m.)



**First Floor**  
Approximate Floor Area  
509 sq. ft.  
(47.3 sq. m.)



**Outbuilding**  
Approximate Floor Area  
746 sq. ft.  
(69.3 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, gas and electric. Central heating is gas-fired.  
Council Tax: Band E  
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
Planning: Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666  
Viewing: Strictly by appointment with the Agent's Pickering office.  
Post Code: YO13 9PA  
EPC: TBC

## 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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