

LOW HALL COTTAGE, GARTH END ROAD WEST AYTON



Detached character property with annexe, located in a private position within this well served village and located within mature land and grounds of an acre.

Entrance Hall – dual aspect Sitting Room – Living Dining Kitchen – Garden Room – Utility Room – Cloakroom
Master bedroom with en-suite. Three further bedrooms – House bathroom
Detached annexe building providing over 600 square feet of space
Extensive garden and grounds of approximately an acre with paddock and stable building
Ample private parking

GUIDE PRICE £550,000

A unique character property, situated in extensive grounds and gardens, together with a detached annexe and located within the grounds of Low Hall in a lovely private position off Garth End Road in West Ayton. Low Hall Cottage has been in the same hands for around 25 years and provides a great range of family accommodation which amounts to 1,941 square feet in all and an acre of grounds in total.

In brief the house provides the following accommodation, entrance porch leading through to the hallway, front facing sitting room with open fire at the rear is a large dining kitchen with living area which opens into a dual aspect garden room. To the rear of the kitchen lies an adjoining utility room and separate cloakroom. Upstairs are four bedrooms, one with an en-suite bathroom and the main house bathroom.

Set back from the house is an independent annexe building which is 639 square feet and provides one bedroom accommodation with a large main living, dining kitchen space, perfect as an annexe or well specified home office. The annexe has modern appointments throughout, electric heating and is well insulated.

Low Hall cottage is set well back from Garth end Road, behind the original 19th century stone wall. The grounds are expansive and well established with large lawned gardens to the front, side and rear and plenty of off street parking to be found. The land is edged by mature trees and shrub borders. To the rear is a timber stable building and a grass paddock. Further acres land lies to the rear which Low Hall Cottage has rented for a number of years and potentially could be rented by a new purchaser.



LOCATION

West Ayton is an attractive village close to the busy sea-side town of Scarborough. The two villages of East and West Ayton are exceptionally well-served and benefit from a large range of amenities including; primary school, library, parish church, doctor's surgery, pharmacy, village shop and two public houses. From West Ayton there is easy access to Scarborough (approx. 5 miles) Pickering (approx. 13 miles) and Malton (approx. 19 miles) and also onto the A64. York is approximately 36 miles away, with its many facilities including mainline railway station.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Panelled front door. Quarry tiled floor. Fitted storage. Half glazed door to;

ENTRANCE HALL

Wood floor. Radiator. Stairs to the first floor with understairs cupboard. Dado rail. Coving,

SITTING ROOM

6.70 m (22'0") x 3.85 m (12'8")

Adam style open fire with a polished granite surround and hearth. Casement windows to the front and side. Coving. Laminate wood floor. Two radiators.



KITCHEN WITH LIVING AND DINING AREAS

7.00 m (23'0") x 5.94 m (19'6")

Generously proportioned room with windows to both sides. Wood flooring. Range of fitted base cabinets with polished granite worktops incorporating Belfast sink unit. Gas fired AGA set into a tiled recess with units to both sides. Integrated dishwasher Cast iron multi fuel stove set into a brick lined alcove. Beams. Coving. Two radiators. Television point.



GARDEN ROOM

4.50m (14'9") x 3.97 m (13'0")

Tiled floor. Windows to two sides. Two radiators. Recessed ceiling lights.



UTILITY ROOM

3.40 m (11'2") x 1.96 m (6'6")

Door out to the side. Window. Tiled floor. Fitted base units. Washing machine and tumble drier points. Radiator.

CLOAKROOM

1.98 m (6'6") x 1.00 m (3'3")

Low flush WC. Window to the side.

FIRST FLOOR

LANDING

Casement window to the side. Radiator.

BEDROOM ONE

3.54 m (11'7") x 3.00 m (9'10")

Casement window to the front. Radiator. Range of fitted wardrobes.



BEDROOM THREE

6.10 m (20'0") x 2.85 m (9'4")

Casement window to the side. Radiator. Fitted storage cupboard.



EN-SUITE SHOWER ROOM

3.71 m (12'2") x 2.00 m (6'7")

Large walk-in shower. Corner bath. Pedestal wash hand basin. Low flush WC. Half tiled walls. Panelled ceiling. Radiator. Casement window with secondary glazing.



BEDROOM FOUR

2.58 m (8'6") x 1.88 m (6'2")

Casement window to the front. Radiator. Fitted shelving.

BATHROOM

3.62 m (11'11") x 1.65 m (5'5")

Tiled floor. Casement window to the side. Half panelled walls. Bath with a tiled surround. Separate shower cubicle. Low flush WC. Wash hand basin. Radiator.



BEDROOM TWO

3.62 m (11'11") x 2.13 m (7'0")

Triple aspect room with windows to the sides and rear. Wooden floorboards. Radiator. Television point. Loft inspection hatch. Telephone point.

ANNEXE



LIVING ROOM

6.90 m (22'8") x 5.73 m (18'10")

Fitted kitchen area. Radiator. Electric oven. Multi fuel stove.



BEDROOM

3.53 m (11'7") x 2.71 m (8'11")

Window to the side. Fitted shelving. Radiator.

SHOWER ROOM

1.80 m (5'11") x 1.65 m (5'5")

Low flush WC. Pedestal wash hand basin. Corner shower. Extractor fan. Radiator.

STORE ROOM

2.36 m (7'9") x 1.78 m (5'10")

Window. Radiator.

UTILITY ROOM

1.80 m (5'11") x 1.50 m (4'11")

Window. Radiator. Hot water cylinder. Electric fuses

GARDEN & GROUNDS

The garden is set within the original walled garden to Low Hall and is arranged as three distinct areas. To the immediate front the garden is open and laid to lawn, running up to a high hedge and brick wall, bounding Garth End Road, affording a good level of privacy and security, with mature woodland lying to the side of the driveway.



To the side is a further lawned garden, with covered seating area and well stocked herbaceous borders and to the rear is a further partially walled garden which has a vegetable and soft fruit garden.



A grass holding paddock with timber stable building lies to the northern boundary. There is ample off street parking on the driveway to the front and side.



Ground Floor
Approximate Floor Area
1,133 sq. ft.
(105.2 sq. m.)



First Floor
Approximate Floor Area
808 sq. ft.
(75.1 sq. m.)



Annexe
Approximate Floor Area
639 sq. ft.
(59.4 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 and electricity. Gas fired Central Heating.
 Council Tax: Band F
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Planning: North Yorkshire County Council – 01723 232323
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO13 9JJ
 EPC:

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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