

GRIFF LODGE, MAIN STREET HAROME



Charming character property providing a versatile arrangement of accommodation, attractive gardens and ample parking, centrally located within a sought after village.

1,085 ft² of well presented accommodation arranged over two floors

Sitting Room - Kitchen – open through to large Living/Dining Room Master bedroom suite to the first floor, with en-suite bathroom. Two further ground floor double bedrooms and house bathroom.

Landscaped, low maintenance gardens to the front and rear.

Ample off-street parking

NO ONWARD CHAIN

GUIDE PRICE £375,000

A re-imagined semi-detached cottage located within Harome Village. Griff Lodge's relatively unassuming frontage belies an unexpected level of space, almost 1,100 square foot in total and finished to an excellent standard throughout. Fully renovated during the current owner's tenure, the redevelopment focused on creating a flexible layout of accommodation. The standout being a large rear extension; creating an open plan, living and dining kitchen with the entire north wall taken over by bifold doors which open out onto the sheltered and private rear garden.

Currently operating as a successful holiday cottage, Griff Lodge would be equally well suited as a full-time home or as a productive investment property. In brief the accommodation comprises; entrance hall, front facing sitting room with multi fuel stove, kitchen with a smart range of bespoke unit and which open through to a large open plan living dining kitchen. To the ground floor are two further double bedrooms and house bathroom. To the first floor is a large master bedroom suite with double room and en-suite bathroom. To the front is a well-tended, low maintenance garden with resin drive, offering ample space for a number of vehicles to park. At the rear, the garden has been landscaped with ease of maintenance in mind. A terrace lies to the immediate rear, opening straight out from the living room - this is a great extension to the living space. A lawned garden stands slightly elevated from the terrace. There is an outside water supply.



LOCATION

Harome is a sought after, and very pretty village located some three miles from the picturesque market town of Helmsley and is well known for the Michelin starred The Star Inn and the well regarded The Pheasant Hotel. A good range of local amenities are available in the well served town of Helmsley and Harome is well placed to enjoy the surrounding countryside, as well as being in easy striking distance to the historic City of York, the North York Moors National Park and the Coast.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Oak front door with inset glazed pane and window light overhead. Outside lantern light. Slate tiled floor. Radiator. Recessed ceiling lights. Stairs to the First Floor.

SITTING ROOM

4.23 m (13'11") x 3.20 m (10'6") max Casement window to the front. Cast iron multi fuel stove. Vertical radiator. Television point. Telephone point.



KITCHEN

3.68 m (12'1") x 2.40 m (7'10") max
Bespoke range of fitted units with butcher block worktops incorporating Belfast sink unit with mixer tap. Plate rack and glass fronted display cupboards. Electric cooker point with chrome extractor overhead. Fitted fridge. Integrated dishwasher. Integrated washing machine. Electric meter and fuses in an overhead fitted cupboard. Grant oil fired central heating boiler. Recessed ceiling lights. Open through to:



LIVING/DINING ROOM

4.50 m (14'9") x 3.00 m (9'10")

Slate tiled floor. Exposed stone wall to part. Vertical column radiator. Bifold doors opening out to the rear. Television point. Internal opening to the Kitchen.



BEDROOM TWO

3.14 m (10'4") x 2.97 m

Casement window to the rear. Radiator.



BEDROOM THREE

3.14 m (10'4") x 2.22 m (7'3")

Casement window to the front. Vertical radiator. Fitted understairs cupboard with hanging rails..



BATHROOM

1.66 m (5'5") x 1.54 (5'1") Bath with overhead shower and a fully tiled surround. Low flush WC. Pedestal wash hand basin. Extractor fan.



FIRST FLOOR LANDING

Glass and oak balustrade. Velux roof light. Eaves storage cupboard.

MASTER BEDROOM

7.94 m (26'1") x 3.41 m (11'2") Max Casement window to the rear. Velux roof light to the front. Radiator. Television. Range of fitted storage. Bedside wall lights. .



EN-SUITE SHOWER ROOM

2.80 m (9'2") x 1.61 m (5'3") Corner shower with tiled surround. Low flush WC. Pedestal wash hand basin. Recessed ceiling lights. Chrome heated ladder towel rail. Wood flooring. Casement window to the rear. Extractor fan.

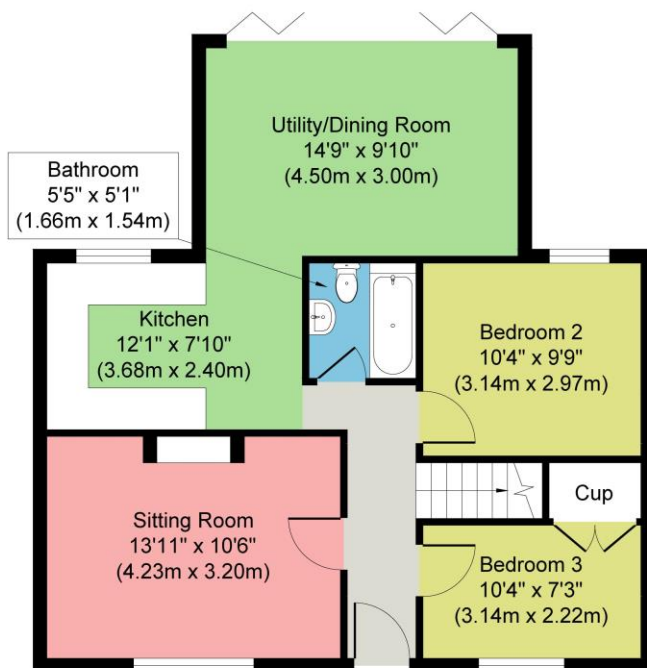


GARDEN & GROUNDS

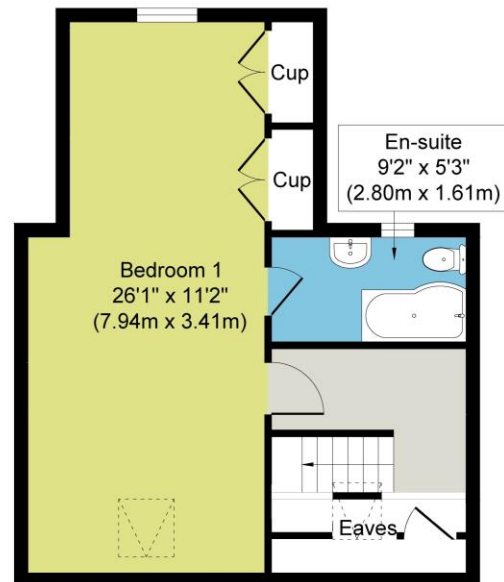
Griff Lodge sits off the village street, behind a low fence and smart resin laid driveway, providing off-street parking for up to a couple of vehicles. A number of mature shrubs and trees provide points of interest to the front garden and frame the property nicely.



To the rear, the gardens has been carefully landscaped to create a low maintenance space; in line with the properties popularity as a holiday cottage there is a broad flagged patio area, from which the dining/living room opens directly onto, creating an ideal outdoor entertaining area. Lights are set into the timber vertical decking and beyond is an elevated lawn, private, secure and sheltered.



Ground Floor
Approximate Floor Area
675 sq. ft
(62.74 sq. m)



First Floor
Approximate Floor Area
410 sq. ft
(38.05 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 and electricity. Oil fired central heating.
 Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.
 Council Tax: C
 Post Code: YO62 5JF
 EPC Rating: D66
 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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