

92 MAIN STREET EBBERSTON



Detached stone built village house providing almost 2,000 square feet of attractive and versatile family accommodation, together with large grounds and with plenty of private parking

Recently improved accommodation with bedrooms to both the ground and first floors.
Entrance hall with study, living room, dining room, farmhouse kitchen, conservatory, side hall, utility and cloakroom
Four double bedrooms over two floors; two with en-suite shower and bathrooms, main house bathroom
South facing position with a large lawned garden and ample off-street parking.
Solar panels and electric car charging point

GUIDE PRICE £525,000

A detached character property located in a well-regarded village, 92 Main Street is a charming stone and pantile cottage with much improved accommodation, set within a generous plot with large gardens and plenty of off-street parking. The property has undergone a series of improvements over the past few years focusing on efficiency and energy saving including replacement double glazed window and doors to part, a new central boiler, electric car charging point and solar panels to the roof producing an income of approximately £900 PA. The house has had restoration work to external stone and lime mortar, the accommodation redecorated and the garden extensively landscaped. The resulting house is an appealing combination of attractive character accommodation and an especially versatile layout of rooms with bedrooms to both the ground and first floors

In total the accommodation amounts to 1,933 square feet and comprises; entrance hall with study area, large living room with open fire, dining room and breakfast kitchen with a front facing conservatory facing south. There is a useful utility/boot room and a separate cloakroom. There are two double bedrooms to the ground floor, one with an en-suite shower room. Upstairs are two further double bedrooms, including the master bedroom with one en-suite bathroom and the main house bathroom.

The house sits in unusually large grounds with the gardens running all the way back to the Back Lane making it one of just a handful of properties with vehicular access to both sides, the perimeter fencing and gates create privacy within a village setting. A block paved driveway to the front offers plenty of parking.



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 front door with window to the side. Porthole window. Radiator. Wall light.



LIVING ROOM

7.90 m (25'11") x 4.20 m (13'9")

A large room with a pair of windows to the front with fitted window seats. Beamed ceiling. Open fire with a tiled surround and timber mantelpiece. Two radiators. Television point. Wall lights. Fitted storage. Stairs to the first floor with under stairs fitted cupboard.



DINING ROOM

4.15 m (13'7") x 2.70 m (8'10")

Casement window to the front with fitted window seat. Radiator. Beamed ceilings. Fitted storage cupboards. Loft access hatch, the loft is part boarded and houses the gas fired central heating boiler – fitted October 2024.



FARMHOUSE KITCHEN

5.00 m (16'5") x 4.00 m (13'1")

Range of matching base and wall units incorporating one and a half bowl ceramic sink unit and tiled splashback. Integrated electric oven. Four ring hob with extractor overhead. Cast-iron stove. Beamed ceiling. Casement to the front. Radiator. Dishwasher. Glazed doors to:



GARDEN ROOM/CONSERVATORY

4.33 m (14'2") x 2.42 m (7'11")

Glazed to all sides. Door leading out to the driveway.

SIDE HALL

uPVC door out to the side. Radiator. Coat hooks

CLOAKROOM

1.58 m (5'2") x 1.40 m (4'7")

Low flush WC. Base units incorporating a basin. Washing machine point. Chrome heated ladder towel rail.

BOOT/UTILITY ROOM

3.20 m (10'6") x 2.88 m (9'5")

Fully glazed door leading straight out onto the garden. Windows to both sides. Work space. Velux.

BEDROOM THREE

4.40 m (14'5") x 3.30 m (10'10")

Casement window to the front. Radiator. Beam ceiling. Television point. Telephone point. Feature fireplace. Wall lights.



EN-SUITE SHOWER ROOM

2.30 m (7'7") x 1.90 m (6'3")

Corner shower cubicle with Mira Sport shower. Wash handbasin. Low flush WC. Extractor fan. Window to the rear. Chrome heated ladder towel rail.

BEDROOM FOUR

2.60 m (8'6") x 2.50 m (8'2")

Casement window to the front. Radiator.



FIRST FLOOR

LANDING

Beamed ceiling

BEDROOM ONE

3.63 m (11'11") x 3.50 m (11'6")

Window to front. Radiator. Wall lights. Fitted wardrobes. Exposed beams.



EN-SUITE BATHROOM

3.30 m (10'10") x 2.41 m (7'11")

Freestanding tub set on claw feet. Walk in shower cubicle. WC. Pedestal wash hand basin. Roof light. Exposed beam. Linen cupboard. Chrome heated ladder towel rail. Column radiator with towel rail.



BEDROOM TWO

4.55 m (15'0") x 2.67 m (8'9")

Casement window to the front. Radiator. Part panelled wall. Exposed beams.

HOUSE BATHROOM

2.20 m (7'3") x 1.76 m (5'9")

Bath with shower overhead. Low WC. Pedestal wash hand basin. Radiator. Fully tiled walls. Velux roof light. Recessed ceiling lights.

OUTSIDE

The property faces south and is set within large grounds of just over a quarter of an acre and is a fantastic family garden with a lengthy lawn and adventure playground at the far end. Well stocked shrub and trees borders provide plenty of colour, interest and shelter. A number of paved seating areas are dotted around the grounds and there is both a garden shed and a useful aluminium framed greenhouse.

The property is one of only a handful in the village which run from the main street at the front to the Back Lane at the rear and has vehicular access to both ends. At the front the lengthy driveway is block paved and secured behind timber gates. There is an outside water supply and electric car charging point with a large secure shed (6m x 1.6m) supplied with power and an additional wooden bin store.





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, gas, drainage and electricity. Central heating is gas-fired
 Council Tax: Band F
 EPC: TBC
 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 9NJ

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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