

STONE VILLA LEALHOLM



A substantial detached 1960's property occupying a lovely, mature plot with a sunny, open aspect and river frontage overlooking the famous Lealholm Stepping Stones.

The nicely proportioned accommodation which has scope for some updating, comprises:

Entrance hall, sitting room, dining room, kitchen, breakfast room, garden/games room
Ground floor bedroom and bathroom. Three large first floor bedrooms, bathroom and first floor utility/kitchen
Extensive gardens & grounds of approximately 0.34 acres, enjoying a lovely south facing aspect.
Ample parking, integral double garage, greenhouse & range of useful stores.

NO ONWARD CHAIN

GUIDE PRICE £595,000

Stone Villa is an attractively positioned detached property, which was built in the 1960's and occupies a superb plot of approximately 0.34 acres with an attractive open aspect which enjoys sun all day. The property, which has been individually designed as a one-off has a versatile range of exceptionally well-proportioned rooms which are flooded with light and with attractive views onto its gardens and grounds, which wrap around the property to all sides. In total the property provides over 2,400 square feet of accommodation, which although in need of some updating, offers huge scope to create a comfortable and very sizeable home.

In brief the accommodation comprises, large entrance hall with fitted storage, a beautifully proportioned main sitting room with open fire and sliding patio doors to the terrace, dining room with kitchen and breakfast room to the rear. Front facing games/garden room and the integral double garage with WC.

There is a large ground floor double bedroom and house bathroom. Upstairs are three very large double bedrooms, the main bathroom and a first-floor utility/kitchen. There is a large void to the first floor which could be used to create further living accommodation if required.

Stone Villa sits in a mature and well-established plot of approximately 0.34 acres. The grounds include a raised terrace, onto which the principal rooms of the house look out and open on to. Beyond is an expanse of level lawn, with the River Esk running near the far boundary at the very end of the garden. A hard paved driveway provides ample room to park and leads to an integral double garage, with an additional parking area to the side.



One of the main attractions of the property is the situation, being located in the heart of the village with the famous Lealholm Stepping Stones lying at the end of the garden. Lealholm is an especially well-served rural village with village shop, garage with post office and a sports club with cricket and football teams and an annual village show. Also in the village is a primary school, well regarded tearoom and pub. Whitby lies only 10 miles to the east and is a popular and picturesque seaside town with both a strong maritime and literary history. Today Whitby is a fascinating mix of eclectic shops and high-quality restaurants, at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park.

ACCOMMODATION

ENTRANCE HALL

Exceptionally spacious hallway with open tread stairs to the first floor. Pair of fitted coat cupboards. Radiator.



SITTING ROOM

5.30 m (17'5") x 4.22 m (13'10")

Sliding patio doors out onto the terrace. Open fire with stone surround, hearth and mantelpiece. Radiator. Wall lights. Television point. Double doors into the Dining Room.



DINING ROOM

5.30 m (17'5") max x 4.23 m (13'11") max

Casement window to the front, overlooking the garden. Radiator. Glazed partition to the kitchen.



KITCHEN

4.30 m (14'1") x 2.70 m (8'10")

Range of fitted base and wall cabinets and worktops incorporating a one and a half bowl double drainer stainless steel sink unit. Tiled splashbacks. Integrated dishwasher. Electric cooker point. Radiator. Internal door to the garage.



BREAKFAST ROOM

4.30 m (14'1") x 2.70 m (8'10")

Casement window to the front. Radiator. Exposed stonework with fitted shelving.

GARDEN ROOM

5.50 m (18'1") x 5.30 m (17'5")

Windows to high level. Door to the garden. Radiator. Internal door to the garage.

BEDROOM ONE

4.65 m (15'3") x 4.24 m (13'11")

Range of fitted wardrobes with vanity unit and sink. Radiator. Casement window to the front.



BEDROOM THREE

5.30 m (17'5") x 4.70 m (15'5")

Casement window to the front. Radiator.

BEDROOM FOUR

5.50 m (18'1") x 4.70 m (15'5")

Casement window to the front. Radiator.

BATHROOM

2.80 m (9'2") x 2.50 m (8'2")

Bath with tiled surround. Separate tiled walk-in shower cubicle. Low flush WC. Pedestal wash hand basin. Radiator. Casement window to the sideline fully tiled walls. Radiator.



FIRST FLOOR

LANDING

Pair of radiators. Loft inspection hatch. Between the staircase and Bedroom Two is a sizable void, which would easily accommodate a further bedroom if needed and subject to any additional permissions required to turn it into usable accommodation.

BEDROOM TWO

8.10 m (26'7") x 5.10 m (16'9")

Dual aspect with velux roof light to the rear and casement window to the front. Pair of radiators. Range of fitted bedroom furniture.

FIRST FLOOR KITCHEN/UTILITY

2.45 m (8'0") x 2.00 m (6'7")

Range of base and wall cabinets incorporating a stainless-steel sink unit. Integrated electric oven. AEG four ring hob. Velux roof light. Radiator.

BATHROOM

3.28 m (10'9") x 2.10 m (6'11")

Bath with a tiled surround. Low flush WC. Pedestal wash hand basin. Window to the side. Radiator.

OUTSIDE

The property is set back from the road behind stone walls and has a neat lawned front garden. A driveway lies to the side which in turn leads to the integral double garage, there is an additional area of parking set behind wrought iron gates, ideal for a caravan or motor home.

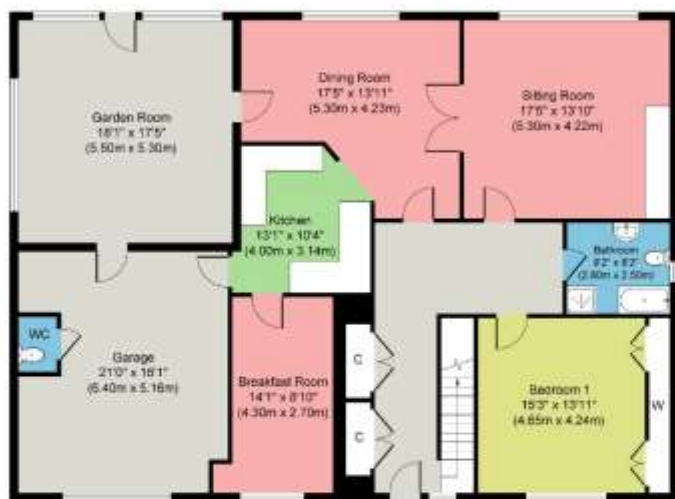
The rear garden has an open and very sunny aspect and comprises a well-manicured, and level lawn edged by hedges to both sides. A slightly elevated terrace stands to the immediate rear of the house, ideal as a sitting out and entertaining area. Within the grounds lie a useful greenhouse, garden storage shed and a further garden building.

INTEGRAL GARAGE

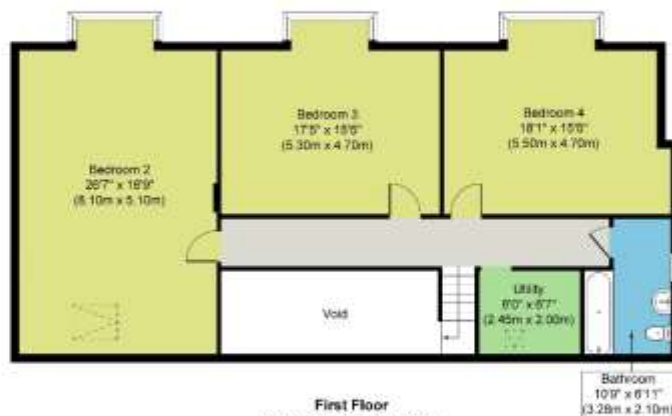
6.40 m (21'0") x 5.16 m (16'1")

Electric Metal up and over door. Oil tank. Floor standing Worcester oil boiler. Gardeners WC. Electric fuses and consumer unit





Ground Floor
Approximate Floor Area
1,949 sq. ft
(181.06 sq. m)



First Floor
Approximate Floor Area
1,287 sq. ft
(119.56 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, electricity and drainage. Central heating is oil fired.
 Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.
 Council Tax: Band: G (North Yorkshire Council).
 Post Code: YO21 2AQ
 EPC Rating: Current: E/50. Potential: B/87.
 Viewing: Strictly by prior appointment with the Agent's Pickering office.
 There is a nominal peppercorn Court Leet fee payable on a yearly basis.

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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