

APARTMENT SIX, KIRKDALE MANOR NAWTON



A stylish and very spacious first floor apartment set within an impressive country house with extensive grounds, gardens and leisure facilities.

An imaginative conversion with a high specification finish throughout.

Grand entrance hall and foyer

1,539 ft² in total. Entrance Hall – Utility Room – triple aspect Living/Dining Kitchen

Large master bedroom with en-suite shower room - further double bedroom – House bathroom

Six acres of manicured gardens, park land, tennis court and land

Allocated private parking.

Large garage (available by separate negotiation)

NO ONWARD CHAIN

GUIDE PRICE £400,000

An elegant first floor apartment providing attractive, well specified accommodation set within the glorious grounds of Kirkdale Manor.

Kirkdale Manor was built in around 1890 for the Beckett family to a beautiful neo-classical designed and remained unchanged until around 18 years ago when the building was converted. The conversion was undertaken with both sensitivity and imagination, marrying together traditional features with a fresh contemporary spin and a high specification finish. The grounds are superb, including formal gardens, mature parkland and a tennis court with ample amenity opportunities making it an ideal lifestyle property. The monthly maintenance charge covers all external maintenance, making this an especially straightforward property to maintain. There is allocated private parking and the potential to purchase a large garage, by separate negotiation.



Located in the main house and one of only nine apartments within the building, Apartment 6 benefits from an impressive main entrance and hallway with both stairs and a lift providing access to the top floor. The accommodation amounts to 1,539 ft² in total with rooms which are exceptionally spacious and lights, with many rooms being dual aspect. In brief: entrance hall, utility room and a large triple aspect dining kitchen, with high end stylish units and fitted appliances, spacious dining and living areas. There is an impressive master bedroom with a dual aspect and a large en-suite shower room and a large further bedrooms and the main house bathroom.

Nawton is a thriving village lying on the A170 Thirsk to Scarborough road and is approximately three miles from Helmsley and three miles from Kirkbymoorside. The village is particularly well-served with amenities, such as a pub, primary school, well regarded secondary school, Indian restaurant and recreation ground and the village is on a good bus route. Kirkdale Manor is located at the top of the High Street.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Panelled oak front door. Windows to three sides. Twin radiators. Post boxes.

HALLWAY

Handsome oak return staircase with panelled insert and carved newel posts. The staircase seamlessly morphs into a contemporary steel and glass staircase to the top floor; providing a clever opportunity to maximise light throughout the hallway. Lift access.



APARTMENT NINE

ENTRANCE HALL

Short flight of steps down to the main hallway with footlights. Wood flooring. Recessed ceiling lights. Alarm system. Phone entry point. Radiator. Fitted cupboards housing the heating manifold and hot water system.



UTILITY ROOM

2.30 m(7'7") x 1.30 m(4'3")

Fitted range of base and wall units incorporating single sink unit with mixer tap. Automatic washing machine point. Extractor fan. Electric fuses.

LIVING DINING KITCHEN

10.50 m(34'5") x 7.60 m(24'11") max into bay

Range of base units with white quartz style worktops incorporating one and a half bowl inset sink unit with mixer tap. Integrated electric oven and microwave. Integrated dishwasher. Integrated fridge freezer. Island unit with four ring hob and extractor overhead. Casement window to the front.



Large Bay window to the rear providing a generous dining area. Radiator.



Living area with windows to the rear. Open fire. Wood laminate flooring. Recessed ceiling lights. Feature period fireplace. Radiator. Television point.



BEDROOM ONE

6.90 m(22'8") max x 5.00 m(16'5") max

Triple window to the west and further window to the south. Television point. Telephone point. Recessed lights.



EN-SUITE

2.30 m(7'7") x 1.30 m(4'3")

Double width walk-in shower with rain head shower overhead. Double width floating basin with fitted vanity cupboards. Wall hung WC with concealed cistern and flush. Travertine tiled walls to part. Travertine flooring. Inset mirror. Electric light and shaver point. Heated ladder towel rail. Extractor fan.



BEDROOM TWO

4.90 m(16'1") x 4.25 m(13'11")

Sash window with panelled reveals. Radiator. Recessed ceiling lights. Television point. Telephone point.



BATHROOM

2.12 m(6'11") x 1.70 m(5'7")

Freestanding roll top bath. Corner shower cubicle with tiled surround. Double width, wall hung wash hand basin with fitted vanity cupboards. Wall hung WC with concealed cistern and flush. Travertine tiled walls to part. Travertine flooring. Inset mirror. Electric light and shaver point. Heated ladder towel rail. Extractor fan.



OUTSIDE

Kirkdale Manor is located off Highfield Lane, on the northern edge of Nawton and is approached via wrought iron gates, which operate on a timer system for security, ensuring the grounds remain secure outside of daylight hours, whilst being easily accessible for owners and visitors via an entry phone and keypad system. The main house is located directly off the main drive and there is off street parking for a number of vehicles on the gravelled area to the immediate side of the property.

Kirkdale Manor stands in around 6 acres of beautifully landscaped grounds. The well-established south facing formal gardens are ideal for strolling about and taking in the surroundings and rural views across the Vale of Pickering.





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. Biomass central heating with a conventional gas fired back up system.
Tenure:	The freehold has been purchased; the property is held under a 999 year lease, with the owner of Apartment 6 owning a share of the overall freehold.
Maintenance Charge:	The current maintenance charge for Apartment 6 is £350 PCM
Council Tax:	E
Post Code:	YO62 7TN
Viewing:	Strictly by appointment with the Agent's Pickering office.
Please note:	The external shots predate 2025. All other photos were taken March 2025. Details prepared March 2025

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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