

TOR LODGE EBBERSTON



A privately situated detached property set in 0.46 of an acre and providing exceptionally well presented refurbished accommodation.

Beautifully presented accommodation, finished to a high standard throughout

Entrance Hall – Breakfast Kitchen – Utility – Cloakroom – Garden Room – Dining Room – Sitting Room – Study
Large master bedroom with dressing room and en-suite– two further double bedrooms - house bathroom

Beautifully landscaped gardens to all sides – ample private parking

Games Room – Double Garage – Bike Store – Summer House.

OFFERS OVER £625,000

A characterful 1920's detached property which has been beautifully refurbished and extended to create a stylish detached home, set in lovely grounds in an edge of village location.

Tor Lodge was built in 1926 and retains several lovely character details which sit alongside what has been a thorough scheme of refurbishment by the current owners. In all the house provides just over 1,800 square feet of beautifully presented accommodation, which has a versatile layout and has been finished to a high standard with karndean flooring, underfloor heating, new bathrooms fittings and the addition of a garden room to the side to name just a few of the improvement works.

The property sits within expansive grounds of 0.46 of an acres with attractively landscaped lawned gardens, a large raised decked entertaining area, summer house and an especially generous amount of parking to the rear. There is a large double garage, store and a re-fitted games room with bar, creating a further entertaining area away from the house.

In brief; entrance porch through to the entrance hall, large dining kitchen which opens through to the garden room where there are bifold doors opening out onto the raised terrace. Inner hallway with cloakroom and utility. Triple aspect sitting room with wood burning stove, dining room and study. Upstairs are three double bedrooms; the master bedroom has an en-suite shower room and dressing room and there is a main house bathroom with freestanding tub and separate shower. The property is fully double glazed throughout and has a modern gas fired central heating system.



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 PORCH

Panelled oak door with inset pane. Windows to three sides.

ENTRANCE HALL

Half glazed door. Original 1920's return staircase with carved newel posts. Travertine floor. Electric fuses housed in an overhead box. Electric heater.



BREAKFAST KITCHEN

5.10 m (16'9") x 4.60m(15'1")

High quality range of fitted kitchen cabinets with marble effect worktops incorporating one and a half bowl sink unit. Foot lights to the units and over cabinet lights. Bespoke Island unit with solid butcher block worktop, fitted cabinetry and seating.



Range of integrated appliances; double oven, five ring hob with extractor overhead, wine fridge and dishwasher. Joiner fitted bench with fitted storage housing the under-floor heating controls. Floor lights. Over cupboard lighting. Kardean flooring with under floor heating. Windows to the front and rear. Recessed ceiling lights. Wall lights Open through to;



GARDEN ROOM

4.16 m (13'8") x 2.68 m (8'10")

Bifold doors out onto the raised terrace. Windows to the side. Recessed ceiling lights. Wall lights.



INNER HALL

Kardean flooring with underfloor heating. Coat hooks.

CLOAKROOM

2.00 m (6'7") x 1.00 m (3'3")

Low flush WC. Wall hung wash hand basin. Electric radiator. Kardean floor with under floor heating. Half panelled walls. Recessed ceiling lights.

UTILITY ROOM

2.17 m (7'1") x 1.90 m (6'3")

Part vaulted with recessed lights. Fitted units incorporating a single sink. Window to the rear. Door outside. Washing machine point. Kardean floor with under floor heating.

DINING ROOM

3.71 m (12'2") x 3.70 m (12'2")

Bay windows to the front and side. Radiator. Feature fireplace recess. Fitted original cupboards.



SITTING ROOM

5.85 m (19'2") x 3.71 m (12'2")

A triple aspect room with French doors out onto the garden. Wood burning stove set upon a stone hearth with brick and oak surround and mantel. Exposed beams. Radiator. Television point.



STUDY

2.00 m (6'7") x 1.91 m (6'3")

Dual aspect with windows to two side. Understairs fitted storage area. Electric radiator. Karndean flooring. Recessed lights.



FIRST FLOOR

Loft access hatch. Insulated.

BEDROOM ONE

5.11 m (16'9") max x 4.58 m (15'0")

Dual aspect room with superb far-reaching views. Wall lights. Radiator. Karndean flooring.



DRESSING ROOM

1.90 m (6'3") x 1.37 m (4'6")

Fitted shelving and hanging space.

EN-SUITE SHOWER ROOM

1.90 m (6'3") x 1.84 m (6'0")

Corner shower cubicle. Low flush WC. Wash hand basin set into a vanity cabinet. Tiled walls. Recessed lights. Extractor fan. Window.

BEDROOM TWO

4.00 m (13'1") x 3.70 m (12'2")

Dual aspect room with windows to two sides. Radiator. Coving. Recessed ceiling lights. Fitted desk units. Karndean floor. Airing cupboard housing the gas fired Vaillant boiler. Hot water cylinder. Storage.



BEDROOM THREE

3.71 m (12'2") x 2.90 m (9'6")

Dual aspect room with windows to two sides. Picture rail. Radiator.



BATHROOM

2.70 m (8'10") x 1.80 m (5'11")

Freestanding tub. Corner shower with dual rainhead shower. Wall hung wash hand basin. Low flush WC. Recessed lights. Window. Chrome heated ladder towel rail. Extractor fan.



GARDEN & GROUNDS

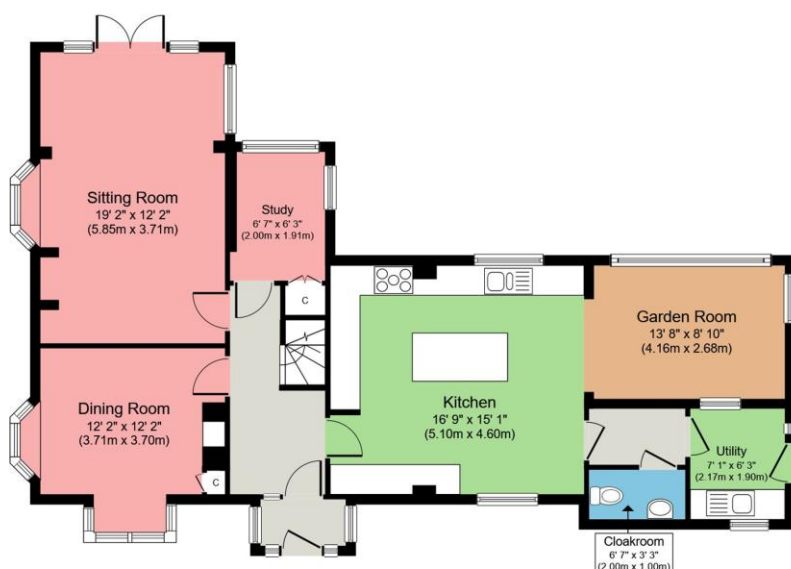
The property is set well back from the road behind bespoke wrought iron gates which open out onto a large, gravelled parking area where there is plenty of parking, including hardstanding ideally suited for caravans or motor homes. A detached double garage (6.00 m x 3.00 m) with electric light and power stands to the far side.



A detached building has been fitted out as an independent games room/snug, with electric light and power (4.20 m x 4.2 m) with a secure bike store to the rear. (4.20 m x 1.84m)



Tor Lodge stands in grounds of nearly half an acre and occupies an exceptionally private position, with well-established shrub borders, and trees providing plenty of shelter. The grounds have been carefully planned with a large, raised area of decking to the immediate rear of the house, making it well placed by entertaining. The lawn lies beyond and wraps around the property to both sides. There are attractive views from the garden and both electric and water outside.



Ground Floor
Approximate Floor Area
1,024 sq. ft.
(95.1 sq. m.)



First Floor
Approximate Floor Area
681 sq. ft.
(63.3 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, gas and electric. Central heating is gas-fired.
Council Tax: Band F
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 9PA
EPC: Current: D63 Potential A93

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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