

1 HILL HOUSES, ROSEDALE EAST NORTH YORK MOORS NATIONAL PARK



A beautifully situated residential smallholding comprising an extended character property, range of stable buildings and land of 2.2 acres in total.

1 Hill Houses: A beautifully specified character property, providing over 1,400 square feet of accommodation.

Entrance Hall – Sitting Room – Living/Dining Kitchen – Rear Hall – Utility/Boot Room – Cloakroom

Master bedroom with en-suite bathroom – three further bedrooms – House bathroom.

Buildings: Range of timber stable buildings. Hard standing.

Land & Grounds: 2.2 acres in total. 1.8 acres of which comprises grazing paddocks.

NO ONWARD CHAIN

GUIDE PRICE £595,000

Set in a sheltered and peaceful position only 1.5 miles from Rosedale Abbey, 1 Hill Houses has been substantially extended with a well-executed two storey extension, almost doubling the amount of space and creating an ideal family home with an excellent range of especially well appointed and stylishly presented accommodation. Outside the house has private grounds to three sides, attractively landscaped with a combination of limestone flagged terrace, lawn and well stocked flower borders.

The land comprises a sizable grazing paddock of 1.6 acres, securely stock fenced, together with a comprehensive stable block of two loose boxes, tack and feed rooms and a further store which could accommodate a further two stables, or serve as useful ancillary storage or garaging.

In all 1,434 square feet the accommodation comprises, entrance hall, sitting room with multi fuel stove and a large triple aspect dining kitchen with a high-quality range of fitted units with integrated appliances, rear hall/boot room, utility room and cloakroom. Upstairs is a large master bedroom suite with adjoining bathroom, three further bedrooms and the main house bathroom.



LOCATION

Rosedale Abbey is a busy rural village and the principal settlement in the Rosedale Valley. The village is an important tourist destination and offers unrivalled opportunities for walkers and wildlife enthusiasts alike to explore the National Park. Within the village is a deli and stores, tearoom, several public houses and craft workshops. The village has a church and primary school (transport is provided) and is ten miles from the market town of Pickering. The Lion Inn at Blakey deemed 'The best pub in the Nort York Moors' by the Guardian is just a two mile walk from the house and The Tree Relaxation Retreat which The Times names 'one of the top 20 retreats in the world' lies just up the road. Hill Houses is located just behind Hill Cottages and is located in Rosedale East, only 1.5 miles to the north of the main village.

ACCOMMODATION COMPRISES

BOOT ROOM/REAR HALL

2.36 m (7'7") x 2.33 m (7'5")

Half glazed back door. Encaustic tiled floor. Cupboard housing the Grant oil fired central heating boiler. Vertical radiator. Fitted coat racks. Recessed ceiling lights.



UTILITY ROOM

2.40 m (7'10") x 2.00 m (6'7")

Window to the rear. Fitted base and wall unit incorporating a reclaimed butlers sink. Washing machine point. Encaustic tiled floor Radiator. Under cupboard area with shelving.

CLOAKROOM

1.60 m (5'3") x 0.90 m (2'11")

Low flush WC. Window to the rear. Encaustic tiled floor.

OPEN PLAN LIVING DINING KITCHEN

7.60 m (24'11") x 3.90 m (12'10")

A triple aspect room with windows to two sides and patio doors to the southeast elevation, opening out onto the stone flagged terrace.



A high-quality range of fitted base and wall units with under cupboard lighting, incorporating one and half bowl sink unit. Range of integrated appliances including fridge, drinks fridge and dishwasher. Dual fuel oven with extractor overhead. Breakfast bar seating. Herringbone design porcelain tiled floor with underfloor heating. Exposed stone wall to part.



SITTING ROOM

4.90 m (16'1") x 4.28 m (14'1")

Casement window. Carved stone fireplace with stone from nearby Drings quarry housing a cast iron multi-fuel stove. Radiator. Understairs cupboard. Television point. Recessed ceiling lights. Front hall with stairs to First Floor.



FIRST FLOOR

LANDING

Loft access hatch. Recessed ceiling lights

BEDROOM ONE

5.20 m (17'1") x 4.36 m (14'4")

Part vaulted ceiling. Dual aspect with windows to the front and side. Range of fitted wardrobes with shelving, cupboard and hanging space.



EN-SUITE BATHROOM

3.80 m (12'6") x 2.80 m (9'2")

Freestanding slipper bath. Separate, double width, walk in shower with dual rain had shower overhead. Dual basins set upon a vintage washstand. Low flush WC. Half panelled walls to part. Exposed stonework to part. Vertical radiator. Tiled floor. Recessed lights Extractor fan. Low flush WC. Velux rooflight. Radiator.



BEDROOM TWO

3.20 m (10'6") x 3.00 m (9'10")

Window to the side. Radiator.



BEDROOM THREE

3.30 m (10'10") x 3.15 m (10'4")

Window to the side. Radiator.



BEDROOM FOUR

3.40 m (7'10") x 2.18 m (7'2")

Fitted storage. Window to the front. Radiator.

BATHROOM

2.12 m (6'11") x 2.00 m (6'7")

Bath with a tiled surround and shower overhead. Sink set upon a marble topped washstand. Low flush WC. Casement window to the rear. Half panelled walls. Radiator. Extractor fan. Fitted linen cupboard.



GARDEN, LAND & STABLE BUILDINGS

1 Hill Houses is set in a sheltered and private position and is the largest on the row and has the benefit of owning the access driveway off Rosedale Road and has an excellent level of private parking and a garage. To the immediate front of the house lies a large Indian limestone flagged terrace and entertaining area, wired for electric and with outdoor lights. A sheltered lawned garden lies to the front and raised borders filled with herbaceous plants frame the property to the rear and side. There is a large timber summerhouse, with electric and lighting and a number of useful timber storage sheds within the grounds

As a whole the property sits within 2.2 acres of this around 1.8 acres comprises a large grazing paddock ,securely stock proofed to all sides and commanding an exceptional view across the Valley. A modern timber stable range is positioned at the top of the land, with a large area of hardstanding to its front. The range includes tack and feed stores, two loose boxes and a large barn.

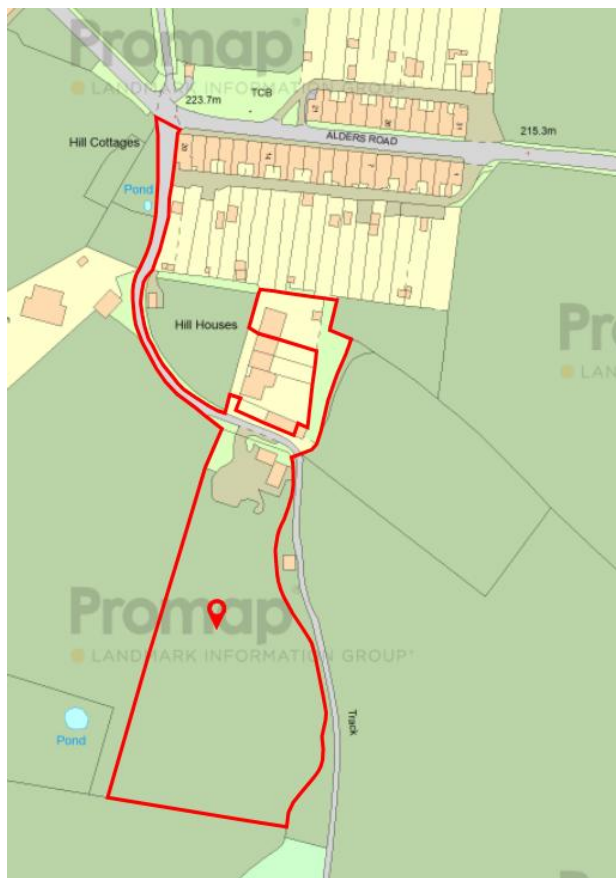
LOOSE BOX - 3.60 m (11'8") x 3.57 (11'9")

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BARN -9.14 m (30') x 3.57 (11'9")

In all it is an immensely practical and ideal set up for those with equestrian or smallholding interests. Water and power are laid on to the land and buildings respectively.





GENERAL INFORMATION

Services: Mains water and electric. Drainage is to a septic tank treatment centre. Recently replaced and compliant with the most recent EA regulations. Central heating is oil fired.

Council Tax: Band C

Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.

Post Code: YO18 8RS

EPC: Current . Potential

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

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.

WC
5'3" x 2'11"
(1.60m x 0.90m)

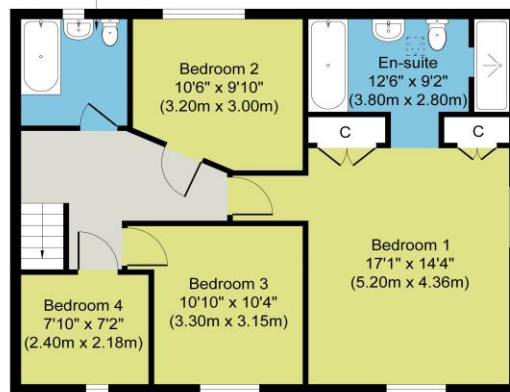
Utility
11'6" x 8'6"
(3.50m x 2.60m)

Boot Room
7'9" x 7'8"
(2.36m x 2.33m)



Ground Floor
Approximate Floor Area
717 sq. ft
(66.64 sq. m)

Bathroom
6'11" x 6'7"
(2.12m x 2.00m)



First Floor
Approximate Floor Area
717 sq. ft
(66.64 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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