



27 ROSEHILL AND 19 NEWTON ROAD
Great Ayton, Middlesbrough



GSC GRAYS

PROPERTY • ESTATES • LAND

27 ROSEHILL AND 19 NEWTON ROAD

Middlesbrough, TS9 6BH

Two complementing properties are offered within this sale, one of which is a well-presented detached family home with flexible, four-bedroom accommodation and existing planning permission to extend further, whilst the other is a former warehouse and garage on the plot behind 27 Rosehill, known as 19 Newton Road, with further potential for development subject to planning.

ACCOMMODATION

Positioned in a prime central Great Ayton location, 27 Rosehill is a well-maintained, substantial, detached family home with flexible ground and first floor accommodation, a double garage and gardens.

To the rear and adjoining 27 Rosehill is a former warehouse and garage with a great deal of further potential. Registered on a separate Land Registry deed with an address of 19 Newton Road, the plot represents an opportunity (subject to planning) to possibly create a new residential property incorporating some of the gardens of number 27, or to utilise the current planning permission to significantly extend 27 Rosehill and enjoy a Grand Designs-style scheme incorporating number 19 Newton Road. Alternatively, there could be the possibility for commercial use, given the road frontage and former use as a warehouse/lock up/garage/builder's storage, and for vehicle repair.



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Situation and Amenities

Centred on the banks of the River Leven, the picturesque village of Great Ayton has two village greens together with a good mix of shops, tea rooms, Discovery Centre/library, restaurants, cafes and public houses - not forgetting the well-known Suggitt's Ice Cream Parlour. Leisure amenities include tennis courts, a bowling green, bridle paths, cycle tracks, cricket and football pitches. There is also a train station.

Stokesley 2.8 miles, Middlesbrough 8.2 miles, Yarm 13.4 miles, Northallerton 17.8 miles, Darlington 22.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.





Accommodation – 27 Rosehill

The front door opens into a vestibule area with cloak storage, leading onwards into the welcoming entrance hall. From here, there are double doors opening up to the living room, which has a dual aspect and a bow window overlooking the front gardens. A further set of double doors lead through to the dining room, which enjoys views over the rear gardens and provides access to both the garden room and kitchen.

The garden room has a peaceful feel and is the perfect spot for a moment's reflection or a good book. Double doors from here lead out to the entertaining terrace which stretches across the rear of the property.

The kitchen is well furnished with a range of fitted floor and wall-mounted units with space for a double oven, microwave and a wine cooler and includes an integrated fridge and dishwasher. There is access through to the adjacent utility room, here, you will find useful additional cupboards along with space for an American-style fridge and plumbing for all the essentials.



The ground floor shower room perfectly complements the adjacent double bedroom, which overlooks the rear garden and is perfect for use as either a guest/family bedroom or additional reception room.

On the first floor landing there is access to two large double bedrooms, both with built-in wardrobes, along with a fourth bedroom currently used as a study. The master bedroom enjoys a large, walk-in wardrobe and a luxurious en suite with bath and shower facilities. There is plenty of additional eaves storage accessed from either bedroom.

Externally

The front garden is mainly laid to lawn with mature hedging offering privacy whilst the rear gardens are substantial and include an impressive entertaining terrace stretching the width of the property, with steps down to the lawns. Currently, the owners enjoy pedestrian access to the High Street and amenities via the rear gardens.

Garage and Parking

There is a large, double-width driveway for several vehicles, leading to the double garage.

Tenure and Viewings

Tenure : The properties are both freehold and will be offered with vacant possession on completion.

Viewings: Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority & Services

27 Rosehill is rated by Hambleton District Council as council tax band F.

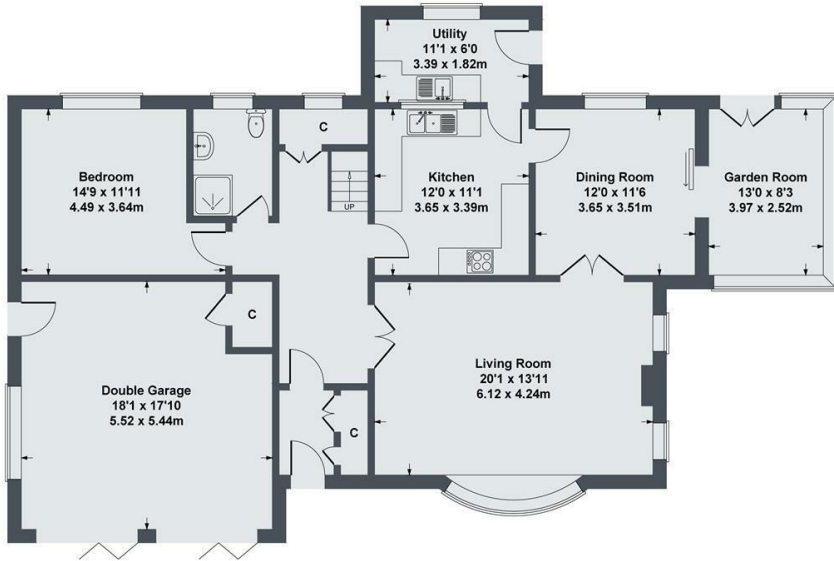
Services: 27 Rosehill: Mains electricity, mains gas, main water and drainage.

19 Newton Road: Three-phase mains electric and mains water. There is mains gas to the road frontage although it is not currently connected. We understand that 1000 mb broadband is available but not connected.

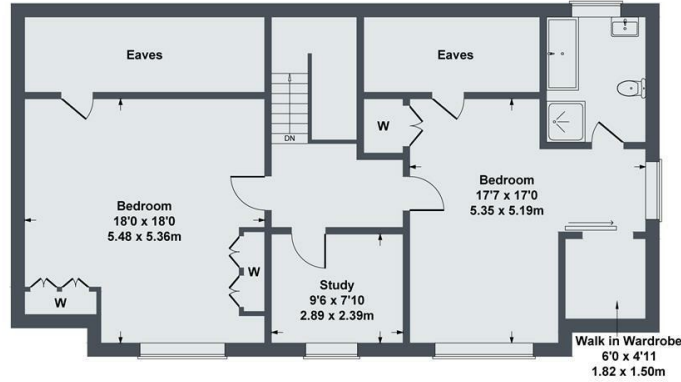
Agent's Note:

27 Rosehill and 19 Newton Road are being marketed as a sale together as a marriage, but please note the conveyance of these properties will be in two transactions.

27 Rosehill, Great Ayton, TS9 6BH



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
	59	80



DISCLAIMER NOTICE:

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6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.