

**Carr Hall Gardens, Ruswarp, Whitby, North Yorkshire, YO21 1RW**

**£365,000**

Spacious & beautifully presented 3 double bedroom home in this desirable & exclusive rural gated development. Sitting within impressive, landscaped communal grounds, with far reaching views of the Esk Valley. Large garage and parking space. An ideal home or 2nd home (commercial holiday lets not allowed). NO ONWARDS CHAIN.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES



## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this superb and spacious house, boasting 3 double bedrooms. Situated within this exclusive and desirable gated rural development, within easy reach of amenities, countryside and coast. Features include: double glazed sash windows, coving, panelled doors, stylish decoration, contemporary kitchen and bathroom fittings, gas central heating, private parking space and a large single garage. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the space, presentation, location, grounds, lifestyle and value.

## PROPERTY SUMMARY

The accommodation includes a generous reception hall, WC, through lounge dining room, breakfast kitchen, three double bedrooms, en-suite and shower room. Externally there is a large single garage and parking space. With ownership comes the use of the exquisite landscaped grounds, pavilion and tennis court.

## LOCATION

Ruswarp, Whitby and the Esk Valley is a highly desirable place to live and visit, providing a beautiful rural and coastal setting, whilst being conveniently situated for access into the North York Moors National Park and the many other nearby villages and towns. The area offers plentiful amenities including restaurants, pubs, shops, recreational facilities, beaches, coastal & rural walks and many other tourist attractions. Popular with residents and tourists this area of North Yorkshire is an ideal base for those keen to explore the wonderful coastline and National Park countryside. There are excellent transport links, making this area a popular choice with commuters and holiday makers.

## DIRECTIONS

Sat Nav location: YO21 1RW.

## GROUND FLOOR

Panelled front entrance door into the spacious reception hall. Downstairs WC/cloakroom and stairs to the first floor.

**Lounge / Dining Room** 22' 4" x 14' 6" (6.80m x 4.42m) max into bay.

A well proportioned and bright through room with ample lounge and dining space. Large front bay window with window seats, rear window and feature fireplace.

**Breakfast Kitchen** 17' 10" x 11' 7" (5.43m x 3.53m) max.

A modern and recently fitted kitchen with extensive cupboard space. Integrated fridge freezer, microwave and space for an electric range cooker. Central breakfast / dining table space and rear door onto the communal courtyard and seating areas.



## FIRST FLOOR

A bright and spacious landing with feature arched rear window. Linen/airing cupboard housing the hot water tank and Veissmann boiler.

**Master Bedroom** 12' 6" x 12' 2" (3.81m x 3.71m) plus walk in wardrobe.

Spacious double bedroom with front window, walk in wardrobe and door to:

**En-Suite** 8' 2" x 5' 4" (2.49m x 1.62m) max.

Fitted shower suite. Rear window.

**Bedroom Two** 13' 2" x 10' 7" (4.01m x 3.22m)

Spacious double bedroom with two front windows and fitted furniture.

**Bedroom Three** 14' 4" x 8' 10" (4.37m x 2.69m)

Spacious double bedroom. Currently used as a home office, with extensive fitted furniture. Front and rear windows.

**Bathroom / Shower Room** 10' 7" x 7' 1" (3.22m x 2.16m)

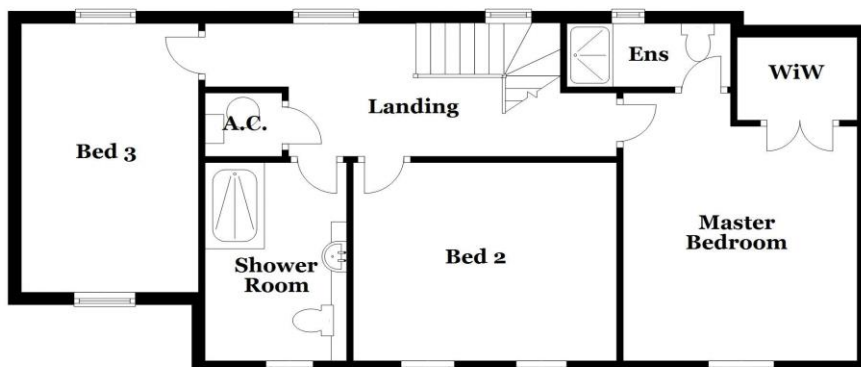
A well-proportioned family bath/shower room. Currently fitted with a large walk-in shower suite. Front window and stylish chrome towel warmer.



Ground Floor



First Floor







## OUTSIDE

The property sits within approximately 6 acres of delightful and truly magnificent landscaped grounds and parkland. There are lawns, footpaths, a large nature pond, established trees & hedging and delightful views. Access to Carr Hall Gardens is via large electric remote controlled gates and a private driveway. There is also a pavilion and a tennis court for the use of residents.

## GARAGE 20' 2" x 11' 5" (6.14m x 3.48m)

This house benefits from a large single garage with remote control operated door, power, lighting and a useful loft storage area with pull down ladder. In front of the garage is a private driveway/parking space.

## AGENT'S NOTES

This very popular development is exclusively for owner occupiers/2nd homes and cannot be sublet or used as a commercial holiday let.

**Tenure:** Leasehold.  
**Council Tax Band:** F.

These details were prepared / amended on: 19/08/2022

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

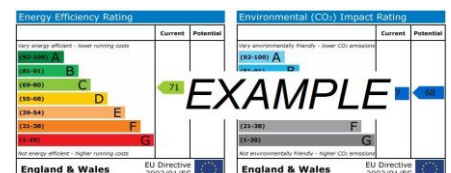
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## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



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