



Breck House Farm Bungalow | Chop Gate, TS9 7JL

Breck House Farm Bungalow is a charming stone single storey dwelling offering good sized accommodation and situated in this picturesque location with stunning views over open countryside within the North York Moors National Park. The property is beautifully presented throughout and the accommodation comprises: Entrance into well designed utility and dining area, kitchen, sitting room, double master bedroom and luxury fitted shower room. To the outside there is a gravelled area

for seating together with attractive covered patio area and storage shed. To the front there is parking, lawn and pebbled seating area with stunning views.

Chop Gate is a small village located north of the market town of Helmsley and within reach of the town of Stokesley.

The property is currently let as a holiday cottage business. No Onward chain.



Guide Price £300,000

Breck House Farm Bungalow | Chop Gate.



Accommodation Comprises

Entrance door

Leads to:

Utility/Dining Area

With single drainer sink unit with mixer tap over and set within rolled edge work surfaces, tiled splash backs, base units, plumbing for automatic washing machine, space for dryer, double glazed windows to the front and rear elevations with superb views to the front, central heating radiator and laminate flooring. Double doors leading to:

Kitchen

With single drainer sink unit having

mixer tap over with tiled splash backs, rolled edge work surfaces, wall and base units incorporating drawer compartments, space for undercounter fridge, space for cooker with extractor canopy over, space for dishwasher and breakfast bar. Exposed timbers to ceiling, central heating radiator, laminate flooring, double glazed windows to the front and rear elevations. Door to:

Sitting Room

With central heating radiator, double glazed windows to the front elevation, double glazed windows to the rear elevation, exposed timbers to ceiling, laminate flooring



Inner Hallway

With laminate flooring, central heating radiator, double doors lead to the rear, built in cupboard.

Bedroom

With central heating radiator, double glazed window to the front elevation having beautiful views.

Luxury Fitted Shower Room

Comprising good sized shower cubicle with shower unit and shower rose, vanity unit with inset wash hand basin, mixer tap, splash back and cupboards below, low flush w.c. Mermaid boarding, ladder style chrome heated towel rail, tiled flooring, double glazed opaque window to the front elevation and spot lighting.

Outside

Pathway leads to front garden with shaded area with superb views, laid lawn with pebbled and seating areas, pathway to the front leads to driveway to the side with gates that lead to further parking area. The rear garden with gravelled, hard standing with oil tank, beautiful covered seating area, timber storage areas, part fencing to the boundaries and picket fence.

Services

Mains electricity and water
Oil fired central heating.
Septic tank
Solar panels.

NOTE:

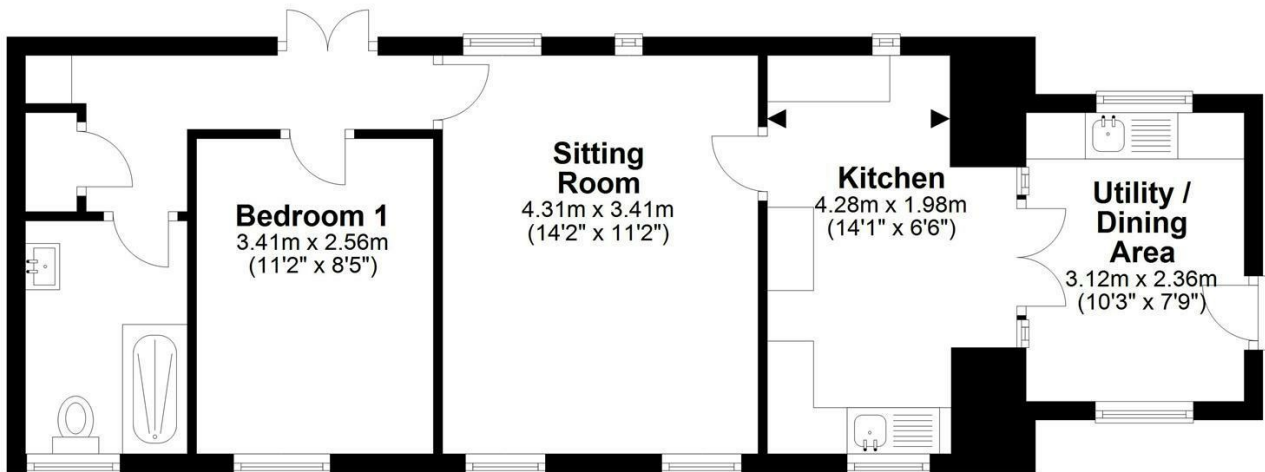
The furnishings could be available.



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Ground Floor

Approx. 53.9 sq. metres (579.8 sq. feet)



Total area: approx. 53.9 sq. metres (579.8 sq. feet)

Breck House Farm, Chop Gate

VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

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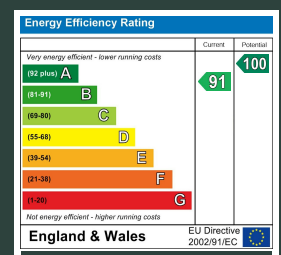
ENERGY PERFORMANCE RATING

B

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