

ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



GRAYLING, MIDDLETON, NORTH YORKSHIRE, YO18 8PA

A former NHS care facility offering great potential to reconfigure into a considerable sized detached bungalow with a South facing garden

Entrance Hall	Five Bedrooms	South Facing Garden
Sitting Room	(En Suite Wet Room)	Plenty of Parking
Dining Kitchen	House Wet Room	Double Garage
Utility Room	Gas Central Heating	Mobility Adapted
Cloakroom	Double Glazing	EPC Rating C

PRICE GUIDE: £425,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Grayling is a detached stone built property that stands in the middle of it's generous plot. Thought to have been built in the 1990's, this building was last used by a local family trust to provide care provision within the community. As a result, currently, the ground floor accommodation has a layout that facilitates this with generously sized wet rooms, wider door ways and single level accesses. However it is likely that with some adaptations and reconfigurations the property could become a significantly sized family home or sizeable bungalow.

The accommodation offers a dining kitchen with separate utility room and a sitting room with double doors that open out onto a decked patio. Currently there are five bedrooms, although these might readily be combined to offer three more generously proportioned doubles. There is a wet room off the main entrance hall, a separate cloakroom and an en suite wet room to one of the other bedrooms.

Outside there is a hard standing drive that provides parking for multiple vehicles as well as a double garage. The South facing garden is accessed through a wooden picket fence and is down mostly to lawn with some shrub and herbaceous borders.

General Information

Location: Middleton is a small village just over a mile to the West of Pickering and has a Post Office, village pub and petrol station that includes a newly refurbished Spar selling all your everyday essentials. Pickering provides the usual facilities of a small market town together with recreational amenities including swimming pool, leisure centre, the Beck Isle Museum and the famous North York Moors Steam Railway.

Services: Mains water, electricity and gas are connected. Connection to mains drains. Gas central heating. Double Glazing.

Council Tax: We are informed by North Yorkshire Council that this property falls in band F.

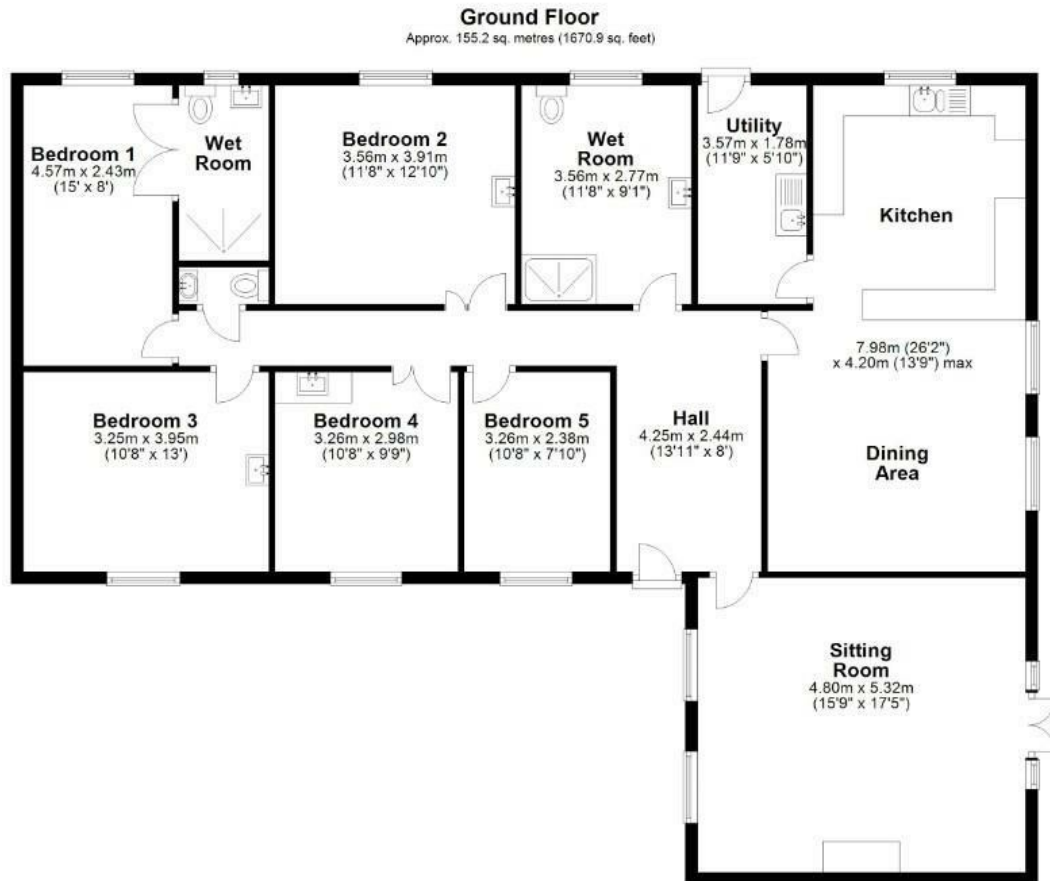
Tenure: We are advised by the Vendors that the property is freehold and vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents: Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034

Directions: Travelling West from Pickering along the A170 (towards Kirkbymoorside) Middleton is the first village you pass through. Follow along this road with Grayling being on the left hand side nearly opposite the village post office indicated by a Rounthwaite & Woodhead 'For Sale' board.



Accommodation



Total area: approx. 155.2 sq. metres (1670.9 sq. feet)
Grayling, Middleton

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		
	71	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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