

Mark Stephenson's

ESTATE & LETTING AGENTS



Stonehaven Mowthorpe Lane, Terrington, York, YO60 6PZ

£450,000

- For sale for the very first time
- Detached double garage/workshop
- In need of general updating
- Individual build during late 60's
- Large untapped roof space
- Offered for sale chain free
- Generous, well established plot
- Four bedrooms (2 up 2 down)
- Oil c/h and uPVC d/glazing

Stonehaven Mowthorpe Lane, Terrington YO60 6PZ

Individually designed and built in the late 1960's Stonehaven has been very well maintained and cared for but is now likely to require updating generally throughout. The current layout provides two bedrooms down and two up one of which gives access into a large untapped roof space allowing considerable further potential. Offered for sale for the very first time Stonehaven sits upon a very well established plot together with a large detached garage/workshop approx 19ft x 16ft over 2 floors which also allows further potential. Double glazed, oil fired central heating, chain free sale.



Council Tax Band: D



General info

The highly sought after village of Terrington is situated in the rolling countryside of the Howardian Hills, just to the north of the Vale of York. The village offers a good range of amenities, including a shop and cafe, a doctors' surgery, a village hall and tennis courts, a primary school and the highly regarded prep school Terrington Hall. Although in beautiful countryside Terrington is very accessible via the A64 (6 miles), allowing access to the East Coast, York and the motorway network beyond.

Services

Mains water, electricity and drainage.

Oil fired central heating system.

Mains gas is not available in the village.

Hallway

Stairs leading to the first floor, two radiators, under stairs cupboard and separate built in cupboard.

Sitting room

With windows front, side and at the rear. Open fire and surround, two radiators.

Dining kitchen

With a range of fitted base and wall level units, built in oven and hob, rear facing window, radiator, side door into the utility.

Utility room

Two side facing windows, rear door leading into the gardens, sink unit, plumbing for washer, door into wc.

WC

WC, oil fired central heating boiler, side window.

Bedroom 1

Front window, radiator.

Bedroom 2

Front window, built in wardrobes, radiator.

Bathroom

Tiled walls, three piece matching suite and separate shower cubicle. Heated towel rail and built in cupboard.

First floor

Bedroom 4

Built in wardrobe, dormer style rear facing window, radiator.

Bedroom 3

Side facing window, walk in airing cupboard housing the hot water cylinder, built in wardrobes. Door into the loft space.

Loft space

Of traditional construction as shown on the floor plan and the photos. Subject to the necessary consents we expect this space allows potential for further accommodation should it be needed.

Outside/gardens

From Mowthorpe Lane a double gated entrance and stone walled frontage leads onto a generous length and width driveway giving access to the garage. The gardens and overall plot are all very well

established enjoying open aspects at the rear in particular. There are lawns at the rear and left side whilst the front is flagged with raised beds and houses the modern oil storage tank.

Garage

Substantially built beneath a pitched tile roof approx 29ft deep by 16ft 6 wide with power, automatic front door and internal stair at the rear giving access to the fully boarded first floor space with two velux windows on the southern elevation. An internal door within the garage gives access into an attached timber outbuilding.

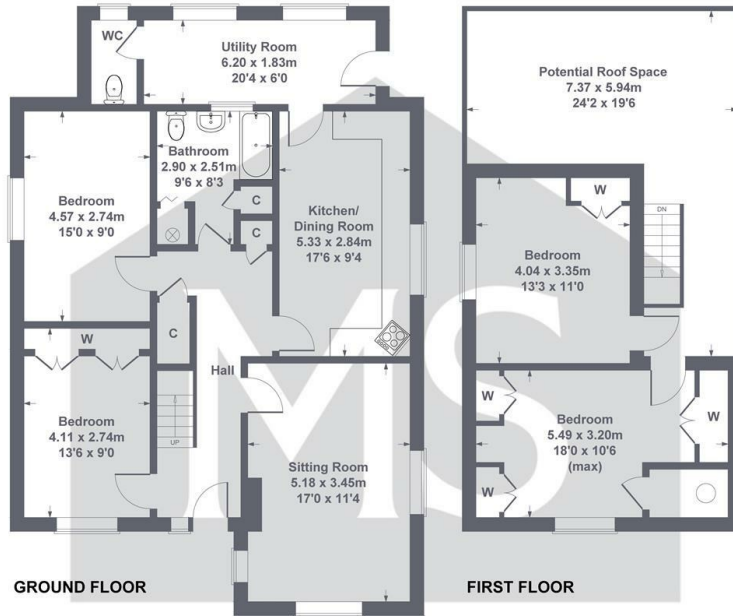
Timber outbuilding

Built onto the side of the garage with internal connecting door. Approx 19ft deep by 15ft 6 wide. Timber and block built partitioned into three parts with power connected.



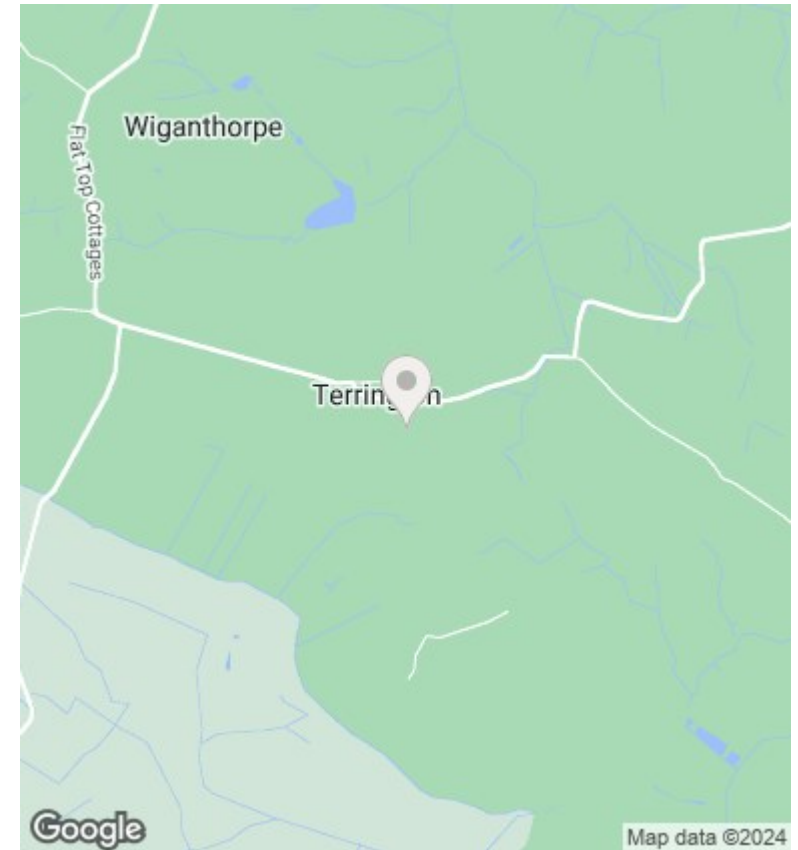


Approximate Gross Internal Area 1342 sq ft - 125 sq m



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



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	