

# Mark Stephenson's

ESTATE & LETTING AGENTS



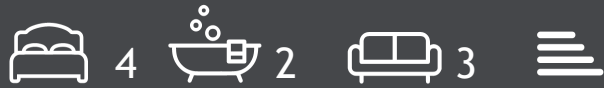
## Greystones Main Street, Kirby Misperton, Malton, YO17 6XL

£450,000

- Extending to over 2100 sq ft internally
- Skilfully extended semi detached cottage
- Traditional Ryedale village location
- Superb ground floor living space
- Four bedrooms, en- suite bed 1
- Extensive gardens, outbuildings
- Large home office/leisure facilities
- Well equipped annexe - no planning
- Mains gas c/h and double glazed

# Greystones Main Street, Kirby Misperton YO17 6XL

Skilfully extended semi detached cottage extending to just over 2100 sqft internally providing fantastic ground floor living space including three reception rooms and fantastic kitchen together with four good bedrooms, en-suite facilities and family bathroom. There are extensive gardens, outbuildings, large home based office/leisure facilities and well equipped annexe. Greystones is extremely well appointed and presented throughout situated on the Main Street of this traditional Ryedale village approx middle way between both Malton and Pickering.



Council Tax Band: D





## Services

All mains services are connected.  
Mains gas central heating system.

## General information.

Kirby Misperton is a small traditional village, situated in a beautiful, unspoilt countryside within the Vale of Pickering, lying to the west of the A169 between the market towns of Pickering and Malton.

The historic market town of Pickering (4 miles) is known as the gateway to the Moors. The town boasts a number of public houses, supermarkets, leisure and sport facilities, local independent shops and cafes as well as a 13th century castle, the North York Moors steam railway and a museum. Malton (7 miles) offers a further excellent range of amenities including many independent shops and cafes and is served by both regular buses and trains to the historic city of York.

## Hallway

Fitted Shelves and Cloak storage, Radiator, Wood Front Window.

## Inner hallway

Radiator, Under Stairs Cupboard.

## Kitchen/living/dining

Extensive Base and Wall units and Kitchen Island all with Wooden tops, Built-in Dishwasher, Single Window, Radiator, Rear French Doors out to Garden.

## Larder

Extensive Shelves.

## Living room

2 Small Windows, Velux-style window, Solid-Fuel Stove sat in Traditional brick surround, Radiator

## Sitting room/snug

Front window, beams, solid fuel stove in traditional brick surround, radiator.

## WC

2 Piece Suite.

## Study

Front and Side Radiators, Combi Boiler.

## Landing

Radiator, Large walk-in store, Velux-style Window.

## Bedroom 1

Rear Window, Radiator.

## En-suite

2 Piece Suite, Large walk-in shower, Heated Towel Rail.

## Bedroom 2

Velux-style Window, Radiator.

## Bedroom 3

Front Window, Radiator.

## Bedroom 4

Front Window, Radiator.

### Bathroom

Walk in shower cubicle, WC, wash basin, bath, heated towel rail, velux style window, tiled walls.

### Outside

Grey block hardstanding over the front of the property allowing space for 3/4 vehicles. Gate and path at the left side leading into the rear where a generous stone flagged patio area lies adjacent to the immediate rear of the cottage. Steps lead up towards the main garden area which is of a generous size with mature lawn, veg plot, large decking area, gate at the very top end allowing access out to Ducks Farm Close.

### Annexe building

With entrance area, bedroom, shower room and living room/small kitchen area with patio doors facing up the garden. PLEASE NOTE THIS WHOLE AREA HAS ONLY EVER HAD LIMITED USE FOR FAMILY AND IS NOT USED ON A PERMANENT BASIS AND THAT THERE ARE NO FORMAL PERMISSIONS IN PLACE.

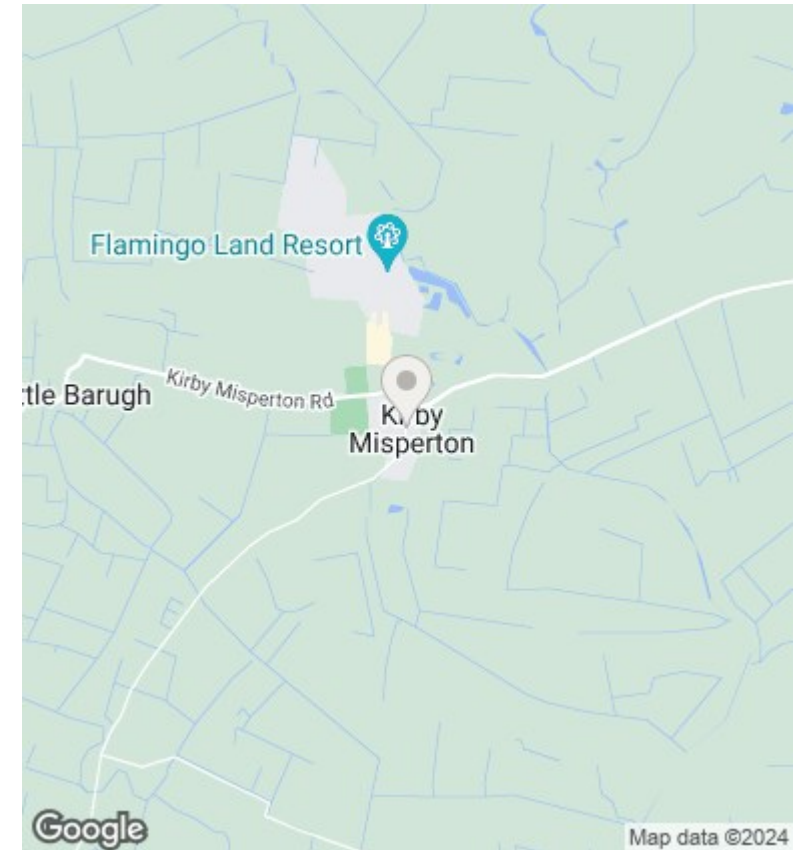
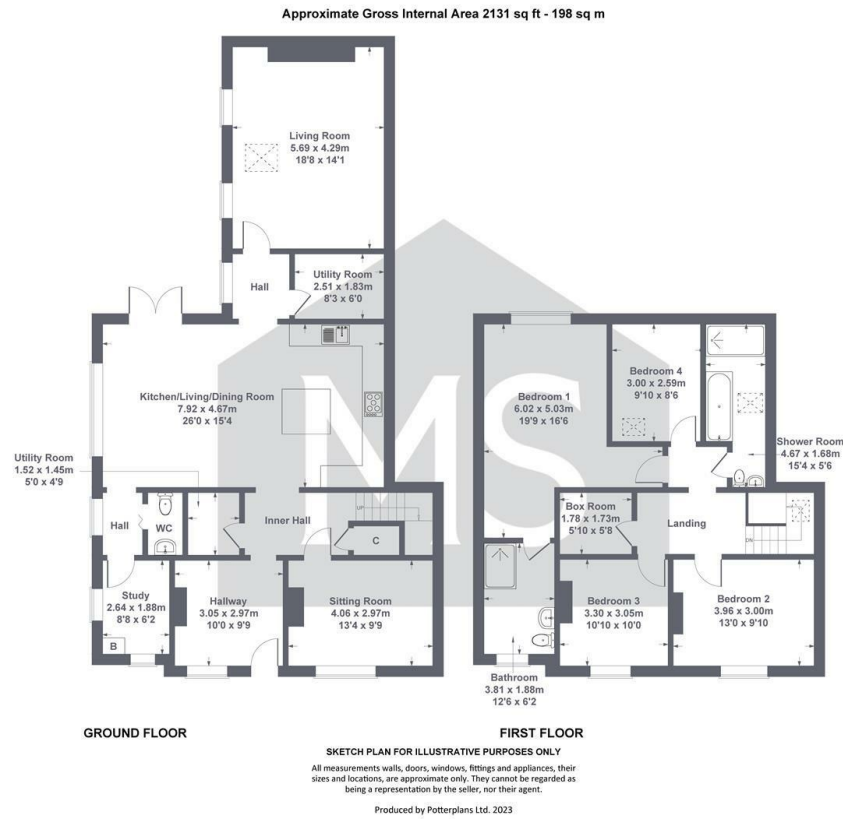
### Home office/leisure

With French doors and window, bar area.









## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	