



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

40 HIGH STREET CASTLETON, WHITBY

*Whitby 17 miles Guisborough 9 miles Kirbymoorside 16 miles
(Distances are approximate)*



A SPACIOUS 4 BEDROOM STONE BUILT HOUSE, SET JUST OFF THE HIGH STREET IN THIS POPULAR MOORLAND VILLAGE, AND WHICH AFFORDS THE MOST STUNNING VIEWS OVER THE VALLEY FROM MOST WINDOWS.

A BEAUTIFUL FAMILY HOME SITUATED CLOSE TO THE PRIMARY SCHOOL AND HANDY FOR ALL VILLAGE AMENITIES, EARLY VIEWING IS RECOMMENDED

Accommodation:

Ground Floor: Kitchen Breakfast Room, Lounge Diner, Sun Deck, Inner Hallway, W.C, Sitting Room

First Floor: 3 Double Bedrooms, Laundry Room, House Bathroom, Shower Room

Second Floor: Large Attic Bedroom

Access To Front, Rear Garden

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PARTICULARS OF SALE

Set behind the main run of houses on the High Street, this home is a real gem that should be viewed to be fully appreciated, particularly the hard to be beaten and simply stunning views to the rear.



The 4 bedroom accommodation is over 3 floors and offers spacious, well-proportioned space at all levels, with all the facilities a family would need. The real heart of the house is the large dining kitchen and from which the views to the rear strike you immediately through the large picture window. The lounge diner to the left is ideal for summer living with the sun deck off creating an extra room from which to enjoy the sunny days, whilst the sitting room with its stove is warming and cosy on those colder winter days.

The house benefits from recently fitted bathroom and separate shower room, a really useful laundry room, double glazing throughout and oil central heating with underfloor heating throughout the whole of the ground floor and into the main bedroom and bathroom. The bedrooms are all of a good size, with the upper attic bedroom ideal for perhaps for the older teenager, a useful office space or hobbies room. The gardens to the rear are easily managed and although there is no parking exclusively for this property, there is ample on-street parking on the High Street.

Castleton is a typical moorland village with many local amenities including a delightful pub, convenience store, independent shops and cafe and a primary school, whilst being in the centre of the beautiful surroundings of the North York Moors National Park (the Moors Centre at Danby is just 3 miles down the valley).

Whitby and the coast villages are within easy driving distance whilst the large conurbation of Teesside and its many facilities is easily accessible by road or even train which connects directly.

Without doubt a unique property that really should be viewed to fully appreciate the size, space and outstanding views.

The house is access through a wooden gate to the side of No 42 and which serves both properties and for which there is full rights of access for No 40.

The accommodation comprises



Dining Kitchen: Having a bespoke kitchen comprising Oak base units, cupboards, and central island with granite work surfaces, splash-backs, 1½ bowl ceramic sink units, gas/electric Aga range cooker, integral fridge and freezer, and plumbing for an automatic dish washer. There is a large walk-in larder, under-stairs cupboard with stairs to the first floor. The floor is tiled with underfloor heating.. Large double glazed window with views over the valley.



Lounge Diner: A generous room with tiled floors and French doors to the rear which open on to the.....**Sun Deck** which enjoys a stunning westerly aspect over the Esk Valley



Inner Hallway: With cloakroom incl. w.c and hand-basin, and store cupboard within which is situated the Worcester oil central heating boiler. Door to rear garden and double doors into the...

Sitting Room: A delightful cosy room with windows to front, side and rear, and central chimney breast with inset log burning stove and oak over-mantle.



First Floor:

Landing: With air-cupboard and doors off to the...

Double Bedroom: With a large dormer windows looking to the rear with views over the valley and under-eaves storage to the sides.



Bathroom: Having stylish modern suite in white comprising roll top bath, w.c and hand basin. There is tiling to the walls and floor, heated towel rail and a walk-in shower



Shower Room: With shower cubicle, w.c and hand basin.

Double Bedroom: To the rear with window to the rear overlooking the garden and over the valley to the moors beyond.



Bedroom: A small double bedroom or large single, again with h window to the rear.

Laundry: To the front, with plumbing for an automatic washing machine, space for drier and stainless steel sink unit.

Second Floor: With stairs raising from the first floor.



Attic Bedroom: A large double bedroom split by the A-frame into a sleeping area and study area. There is a small window to the gable end and two large dormer windows to the rear overlooking the valley.



Outside

The property is set back just off the High Street with access via a tarmacked pathway through an access gate. Please note this is within the title deeds of the neighbouring property but No 40 has full access rights over.

There is access to the rear garden down the right hand side of the property, with the oil tank and LPG bottles situated to the left side.

To the rear is a further garden set to lawn with mature shrubs and plants to the side. There is a small paved patio/BBQ area, stone shed and views over the valley to the moors beyond. Steps from the lower garden lead up to the sun deck.



Planning: The property lies with the NYMNP Planning Authority. 01439 770657

Local Taxation: The house is band E for council tax North Yorkshire Council

Post Code: YO21 2DA

IMPORTANT NOTICE
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

GENERAL REMARKS & STIPULATIONS

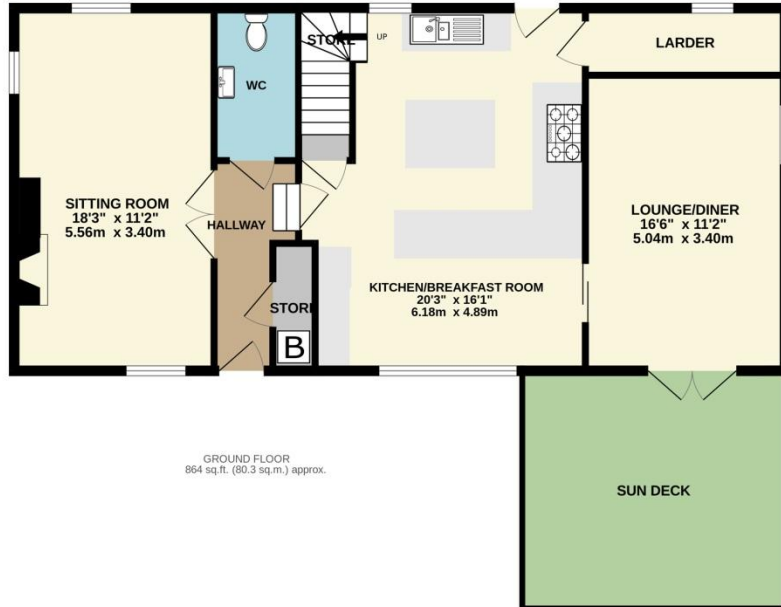
Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent’s office prior to travelling or making an appointment to view this property.



Directions: From Whitby take A171 to Guisborough. After Scaling Dam take the next left turn marked Danby and Castleton. Travel to Danby and take the right turn to Castleton. On entering Castleton travel up through the village, passing the turning on the right, shops and the primary school. The property is immediately on the right, set back behind the High Street.

Services: The property is understood to be connected to mains water, electricity and sewage. There is oil central heating with the boiler situated in the cupboard in the hallway.

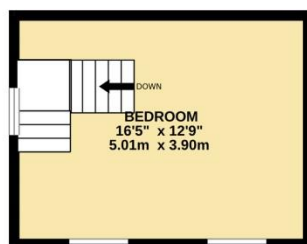
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	43 E	
21-38	F		
1-20	G		



1ST FLOOR
826 sq.ft. (76.7 sq.m.) approx.



2ND FLOOR
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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