



RICHARDSON & SMITH

Chartered Surveyors

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ORCHARD COTTAGE, 4 LIVERTON VILLAGE

Loftus 2 miles

Whitby 16 miles

Guisborough 11 mile

(Distances are approximate)



A STONE-BUILT SEMI-DETACHED COTTAGE WITH BUILDINGS, SET IN THIS RURAL VILLAGE JUST OUTSIDE THE NATIONAL PARK. CURRENTLY PRESENTED WITH JUST 1 BEDROOM, THERE IS SCOPE FOR REDEVELOPMENT TO PROVIDE MUCH MORE. WITH 5 ACRES OF LEVEL PADDOCKS THERE IS PLENTY OF AMENITY TOO.

Accommodation:

Kitchen, Dining Room, Lounge, Bedroom, Hallway, Bathroom. Utility Workroom.
Barn. Lawnmower garage. Pony Stable. Cartshed and Store. Former Barn.
Gardens and Grounds of over ½ acre. Paddocks of just under 5 acres.

In all approx. 5.45 acres

Guide Price: £445,000

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PARTICULARS OF SALE

Stone built with a slated roof, this cottage was created when a row of 3 properties were split into 2 semi-detached houses, leaving an unusual boundary through the property – see rear cover with boundary line marked on.

The house has been modernised and updated, with the accommodation re-arranged to leave a spacious 1-bedroom arrangement, but the existing buildings offer further scope for conversion to extend the accommodation, if desired.

From the steps at the side an insulated front door opens into the kitchen fitted with modern units, from where doors open to an inner hallway, bedroom and



Dining Room – with two windows to the front and a fireplace with a log burning stove. Archways to either side of the chimney lead through into ...



Lounge (formerly a second bedroom) with a window to the front and ceiling cornice.



The bedroom is a spacious double with a window facing into a small yard to the rear and a built-in cupboard with Louvre doors.

From the kitchen a door opens onto steps down into a hallway with doors to the front and into the small rear yard. A final door connects to ...



Bathroom – fitted with a modern white suite comprising a panel bath, pedestal wash basin, low flush WC and separate glazed shower cubicle. Tiled walls and floor with underfloor heating.

Adjoining the bathroom, accessed externally from the side, or the small rear yard, the L-shaped Utility workroom has a sink automatic washing machine point and 2 rooflight windows.



Outside

To the rear of the house the property has a stone barn which is ripe for development with an adjoining garage for the ride on lawn mower with a remote electric roller shutter door. There is then a further small detached stone pony stable by the entrance to the paddocks (14' x 11' ext).



In the yard there is a timber and corrugated iron cartshed and store (23' x 14' overall) and the remainder of now demolished pole barn clad in timber and corrugated iron (14' x 13' remaining part – originally much larger)

The 2 main paddocks lie to the rear of the house and buildings in a long, strip of level pasture. They are well hedged around and have mains drinking water. The first paddock also houses the freestanding, PV solar array. The third field is much smaller and lies adjacent to the driveway and is known as the goose field with a small corrugated iron goose-house in the corner.



GENERAL REMARKS AND STIPULATIONS

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

Services: The property is connected to mains water and electricity supplies, and to mains sewerage. There is also an array of PV solar panels generating electricity. Electric heating.

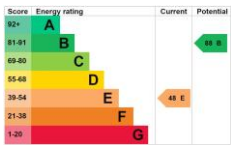
Directions: Liverton is well signed from the A171 moor road connecting Guisborough and Whitby. From the main road it is a couple of miles into Liverton Village. As you enter the village pass the pub on your right and then Orchard Cottage lies on your right hand side, marked by a Richardson and Smith For Sale board, set back from the road. See plan provided.



Local Taxation: The property has been let as a holiday letting and is therefore assessed for business rates with a rateable value of £1,300 per annum. The property was previously council tax band 'D'. Redcar & Cleveland Council. Tel 01642 774 774.

Post Code: TS13 4TB

Tenure: Freehold.



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.



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