Cundalls

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ESTABLISHED 1860

4 ASHFIELD ROAD,
CASTLETON

A rare opportunity to acquire a charming and beautifully renovated Grade II listed character cottage, with attractively appointed accommodation, open moorland views and a sheltered rear courtyard garden.

Ideal as a refined holiday retreat, investment or a full time residence
511 square feet of stylishly presented accommodation:
Living Room – Breakfast Kitchen
Two bedrooms and house shower room.
A sheltered and private courtyard garden lies to the rear of the cottage.

NO ONWARD CHAIN

GUIDE PRICE £249,000

ISO 9001 CERTIFIED ORGANISATION
United Registrar of Systems Cert No. 1745

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RICS

Tucked away in a quiet position on the fringes of the village, with an attractive open view across The Howe and moorland, 4 Ashfield Road is a charming Grade II Listed period cottage.

The cottage has been restored with sensitivity and flair, successfully blending modern comforts and original character features. Improvements include a new and efficient electric central heating system, underfloor heating to the kitchen flag stone floor, upgraded insulation where possible and newly fitted floor coverings throughout. The kitchen and shower rooms have been re-fitted with high quality finishes and fixtures, resulting in a turnkey home ready for immediate occupation.

The stylishly presented accommodation amounts to 511 square feet in total, which briefly comprises: a dual aspect living room with multifuel burning stove and to the rear is the well specified breakfast kitchen with a door leading out to the sheltered, courtyard rear garden. Upstairs are two bedrooms and the shower room, making the property ideally suited to couples, downsizers or holiday letting.

To the rear is an enclosed, private and very sheltered cobbled courtyard garden, with an access around to Ashfield Road.

LOCATION

Castleton is a picturesque moorland village nestling in a fold of the northern escarpment of the North York Moors National Park and is located some 10 miles south of Guisborough and 15 miles west of Whitby. The village, together with neighbouring Danby, provides a wide range of local amenities and is a vibrant and active rural community. Amenities within the village include a large general store, independent food store, two public houses, parish church, children's playground, outdoor bowling club, cricket club, and railway station. Local primary school rated as Outstanding by Ofsted. Secondary education can be found close by in Whitby and Guisborough along with a larger range of amenities.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE
Painted panelled front door with a window light overhead. Flagstone floor. Coat hooks. Electric fuses overhead. Stairs to the first floor.

LIVING ROOM
4.64 m (15'3") x 3.61 m (11'10")
Original sash windows to the front and rear elevations. Fireplace housing a multi fuel burning stove with a flagstone hearth and panelled surround. Television and broadband points. Panelled walls to part. Beamed ceiling. Wall lights. Fitted understairs storage cupboards. Two radiators.

BREAKFAST KITCHEN
2.90 m (9'6") x 2.64 m (8'8")
Range of kitchen cabinets with solid wood Butcher block worktops, incorporating a Belfast sink unit with mixer tap. Integrated electric oven and four ring induction hob. Underfloor heating to flagstone floor and additional radiator. Window to the side. Door out to the courtyard garden.

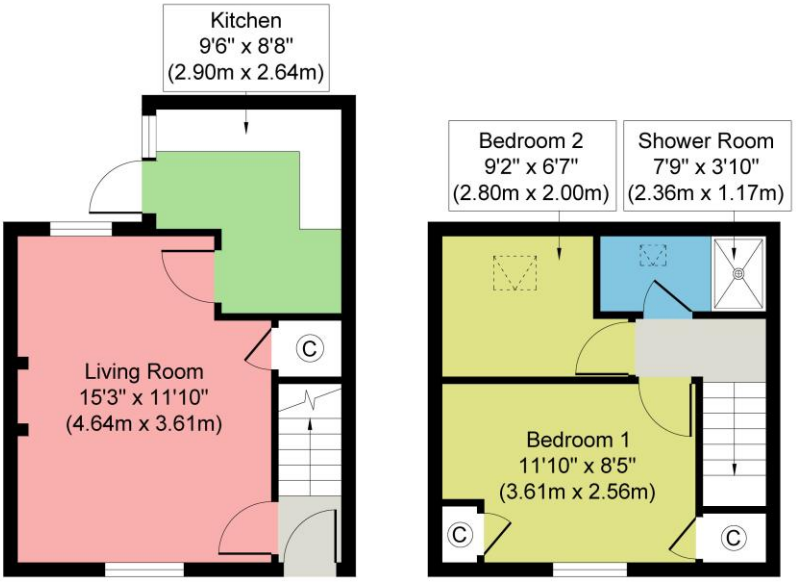
FIRST FLOOR

BEDROOM ONE
3.61 m (15’3”) x 2.56 m (8’5”)
Original sash window to the front. Radiator. Part panelled walls. Wall lights. Walk in fitted storage cupboard with shelving and hanging space. Cupboard housing the electric boiler and hot water cylinder.

BEDROOM TWO
2.80 m (9’2”) x 2.00 m (6’7”)
Velux roof light to the rear. Radiator. Part panelled walls. Wall lights.

BATHROOM
2.36 m (7’9”) x 1.17 m (3’10”)
Double width shower with a fully tiled interior and heritage style fittings. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Velux roof light. Part panelled walls. Recessed lights. Extractor fan.

OUTSIDE
Ashfield Road is a small lane running just off the main High Street. Properties line just one side of the street, affording the cottage a lovely far-reaching view to the front. The garden lies to the rear and is an enclosed and private courtyard garden with pedestrian access around to the front.



Ground Floor
Approximate Floor Area
281 sq. ft
(26.14 sq. m)

First Floor
Approximate Floor Area
230 sq. ft
(21.39 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION

Service:	Mains water, drainage and electric.
Council Tax:	Band B
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	North York Moors Planning Department
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO21 2EN
EPC:	TBC

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

MONEY LAUNDERING REGULATIONS 2003 *Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.*

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