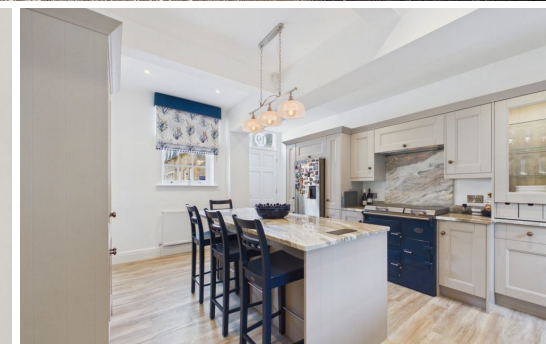




01947 601301

19 THE CEDARS, CARR HALL GARDENS

4 BED MEWS



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PROPERTY FEATURES

- Mews House within an Exclusive Gated Development
- 1,500 sq ft of Luxurious Accommodation over 2 Floors
- Newly Refurbished & Upgraded to an Excellent Standard
- Dual Aspect Lounge with a Gas-Fired Log Burner
- Stunning Kitchen with Island, Granite Worktops & Integrated Miele Appliances
- 4 Bedrooms, 2 Bathrooms & Downstairs WC
- Gas Central Heating & Double-Glazing Throughout
- Private Patio Garden with Garage & Parking Directly Outside
- 5 Acres of Landscaped Gardens with a Tennis Court & Pavilion
- Rural Location only 3 miles from the Coast

Type: **MEWS**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

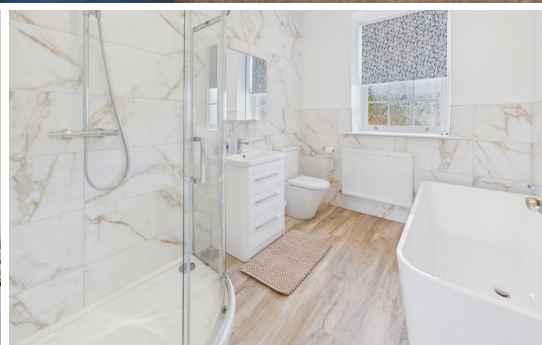
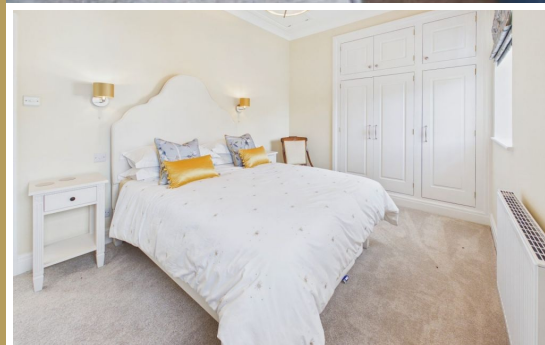
Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **PATIO**

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19 THE CEDARS, CARR HALL GARDENS- 4 bed Mews -£550,000



Hope & Braim are delighted to present 19 The Cedars, a mews house set within the exclusive gated development of Carr Hall Gardens in Ruswarp. Offering some 1,500 sq ft of accommodation arranged over two floors, the property has been newly refurbished and upgraded to an excellent standard throughout, and is ready for its new owners to move straight in. The ground floor centres on a dual aspect lounge, where light from two directions and a gas-fired log burner combine to create a comfortable living space in every season. The kitchen has been fitted to a high specification, with granite worktops, a central island, a range of integrated Miele appliances and a Quooker tap, and leads through to an adjoining dining room well suited to both everyday meals and entertaining. A downstairs WC completes this level. Upstairs are four bedrooms, served by two bathrooms, with the principal bedroom having a dedicated dressing room and en-suite, providing flexible accommodation for families, visiting guests or those who need a dedicated home office. The house further benefits from gas central heating and double glazing, with all the windows having bespoke blinds. Outside, a private patio garden offers space for outdoor dining and relaxation, with a garage and parking for up to 5 cars directly outside the property with an EV charging point. Residents also enjoy the development's five acres of landscaped gardens, which include a tennis court and pavilion, a feature that adds considerably to the appeal of life at Carr Hall Gardens. The development enjoys a peaceful rural setting while lying only three miles from the coast, offering the best of both countryside and seaside living. Its gated position brings an added sense of privacy and security, making the property equally well suited as a permanent home, a lock-up-and-leave base or a relaxed retreat on the North Yorkshire coast. All the properties on the development are on 999 leases from 2000, and each resident has a share of the freehold. The annual service charge is £1,848 and the building insurance is £1,005. Please note there is a restriction on the lease that prevents holiday letting.



19 THE CEDARS, CARR HALL GARDENS- 4 bed Mews -£550,000



Floor 0



Floor 1

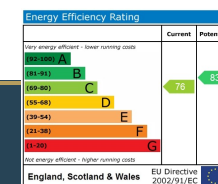


Approximate total area⁽¹⁾
1513 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

