

## THE OLD ORCHARD, 138 MAIN STREET EBBERSTON



**A sizable, detached property, providing over 1,600 square feet of accommodation, mature garden and grounds and ample parking.**

Entrance Hall – kitchen with pantry – utility room - living room – sitting room.

Three bedrooms. Bathroom. WC

Integral garage. Ample off-street parking

Garden and grounds to three sides.

**NO ONWARD CHAIN**

### **GUIDE PRICE £385,000**



A sizable, detached bungalow, occupying a south facing plot on the edge of Ebberston village. The Old Orchard was designed and built to the current owner's design around 40 years ago. Whilst the property would now benefit from some general updating, the accommodation is deceptively spacious, amounting to 1,608 square feet and could be easily reconfigured to suit any number of purchasers. The property is set on the southern edge of the village and enjoys an open aspect to the rear, looking across the Vale of Pickering towards the Wolds in the distance.

In brief the property provides the following accommodation. Breakfast kitchen with separate pantry and utility room. A large central hallway from which two large receptions radiate off: living room and a large dual aspect sitting room. Up to three bedrooms, house bathroom and a separate WC. The property is largely Upvc double glazed throughout and has full gas fired central heating.

The property sits back from the village street with a large block paved driveway to its front, providing plenty of parking as well as additional space to park within the integral garage. To the side and rear is a further garden, with the lawned garden at the rear planted up with raised vegetable beds and has the advantage of lovely far-reaching views.



## LOCATION

Ebberston is a pretty village lying to the south of the A170 Scarborough to Thirsk trunk road and with easy access to the A64 and Malton where there is a railway station and connections to the mainline network. The village is some seven miles east of Pickering and eleven miles west of Scarborough with excellent access to the Coast, Dalby Forest, and the North York Moors to the North. The village has a public house, chapel, parish church, active village hall and a sports ground. Ebberston benefits from a regular bus service, which runs between Scarborough and Helmsley. Seamer train station lies just 8.4 miles away and offers a regular service to York, from which all mainline services can be connected to.



## ACCOMMODATION COMPRISES

### BREAKFAST KITCHEN

5.40 m (17'9"0 x 4.00 m (13'1")

Range of fitted base and wall units incorporating electric oven with induction hob and extractor above. One and a half bowl stainless steel sink unit. Windows to the front and side. Half glazed door out to the front. Walk in pantry with fitted shelving. Fitted storage.



### HALLWAY

9.40 m (30'8) max x 2.00 m (6'5") max

Laminate wood floor. Radiator. Coving.



### UTILITY ROOM

2.30 m (7'7") x 1.30 m (4'3")

Casement window to the side. Plumbing for a washing machine. Access door through into the Integral Garage.

### LIVING ROOM

4.35 m (14'3") x 3.40 m (11'2")

Radiator. Windows out to the side. Half glazed UPVC door leading to the outside. Coving. Laminate wood floor.



### SITTING ROOM

5.80 m (19'0") x 3.60 m (11'10")

A large dual aspect reception room with windows to the side and rear, from which there is a lovely view looking southwards. Pair of radiators. Laminate wood floor. Wall light points. Central light point. Gas fire set in a polished marble fireplace with a timber mantelpiece. Coving. Television point.





### BEDROOM THREE

3.70 m (12'2"0) x 3.20 m (10'6")

Window to the side. Radiator. Television point. Coving. Fitted storage.

### BEDROOM ONE

4.68 m (15'32) x 3.00 m (9'10")

Casement window to the rear. Radiator. Mirror fronted wardrobes. Television point. Coving.



### BEDROOM TWO

3.20 m (10'6") x 3.13 m (10'3")

Window to the side. Radiator. Television point. Coving. Fitted storage.



### BATHROOM

2.30 m (7'7") x 2.21 m (7'3")

Bath. Pedestal wash hand basin. Shower cubicle. Pair of vertical towel radiators. Tiled floor. Part tiled walls. Coving. Window to the side.



### SEPARATE WC

2.30 m (7'7") x 0.88 m (2'11")

Low flush WC. Window to the rear. Tiled floor.

### INTEGRAL GARAGE

6.10 m (20'0") x 3.35 m (11'0")

Electric up and over door. Window to the side. Electric light and power. Wall mounted Ideal gas fired central heating boiler.



## GARDEN & GROUNDS

The Old Orchard was aptly named, being built in the orchard of an adjoining house some 40 years ago. The property stands well off the village street. At the front is a wide, block paved parking area providing a good amount of parking for any number of vehicles and access into the integral garage. A path runs along the western edge of the property round to the rear garden which has been landscaped to create a more formal lawned garden with raised beds beyond and a number of mature fruit trees. There is a useful timber garden shed and a further area of hardstanding.

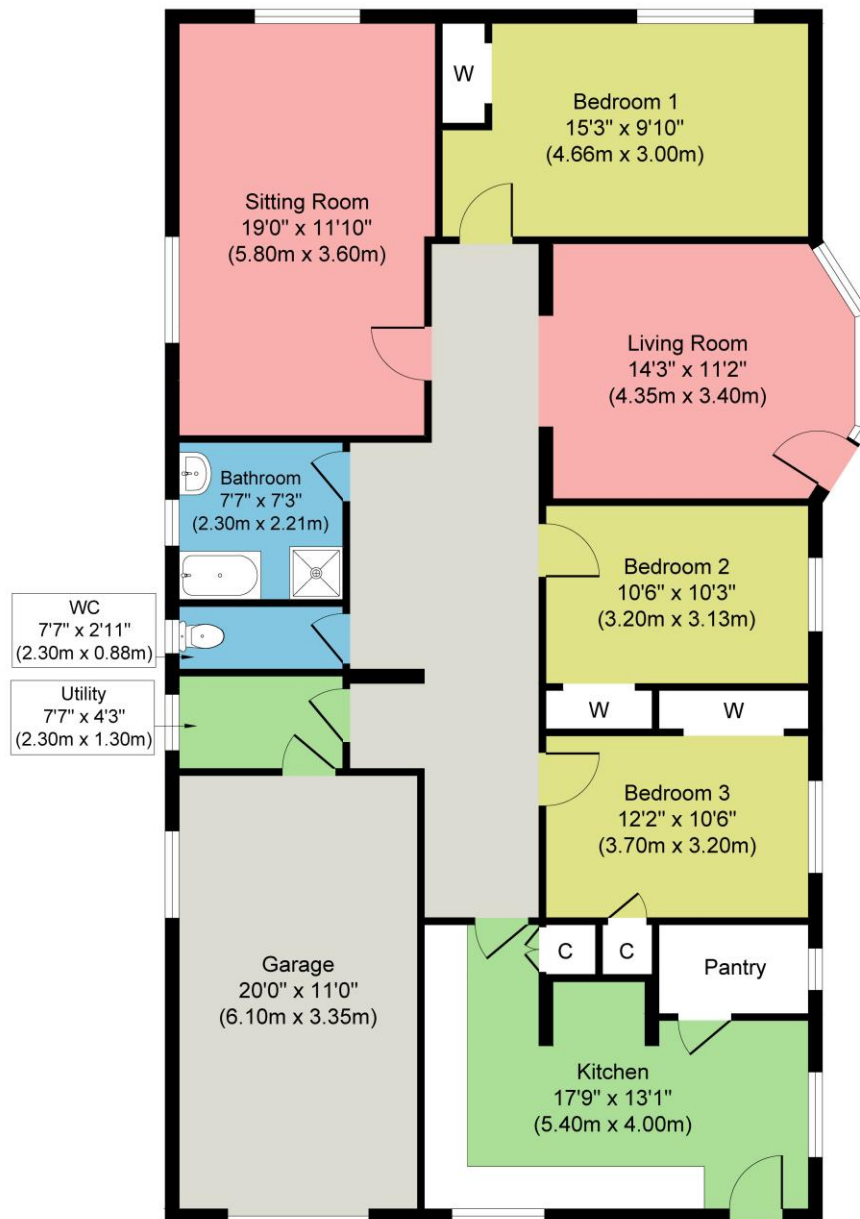


### GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity.  
Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.  
Council Tax: TBC  
Post Code: YO13 9NJ.  
EPC Rating: Current D/64 Potential C/73  
Viewing: Strictly by appointment with the Agent's Pickering office.

*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.



**Approximate Floor Area**  
**1608 sq. ft**  
**(149.39 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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