Cundalls

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ESTABLISHED 1860

CHESTNUT COTTAGE & CHESTNUT HOLIDAY COTTAGE

EBBERSTON

Detached character property together with an adjoining holiday cottage, providing attractive modern accommodation amounting to 2,600 square feet in total. Extensive mature garden and grounds. Garage and private parking.

Entrance hall – sitting room - dining room – breakfast kitchen – utility room and study .
Three double bedrooms, all with en-suites.
Attached holiday cottage providing well presented one bedroom accommodation, with a healthy turnover.
Extensive garden and grounds of 0.8 of an acre in total and with superb views from the garden.
Double Garage – Parking

GUIDE PRICE £625,000

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

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RICS

An 18th century detached character property with adjoining holiday cottage and set in 0.8 of an acre of extensive garden and grounds.

Chestnut Cottage is an exceptionally versatile character property which offers a wide level of appeal for any number of buyers. The main house works well as a family home but has been used in the past as a successful bed & breakfast with three large double bedrooms, each with en-suites bath and shower rooms. On the ground floor is an entrance vestibule leading into the entrance hall with vaulted ceiling and a utility room with WC off to the side. There are three reception rooms: a generous proportioned living room with wood burning stove, front facing dining room and home office and the farmhouse kitchen with side porch. In all 2,055 square feet.

Chestnut Holiday Cottage adjoins the house and is currently a successful holiday cottage, realising an annual income of £12,000 PA but would be well suited as additional accommodation to the main house. The cottage has well-specified one bedroom accommodation, with kitchen and sitting room to the ground floor and a double bedroom with shower room to the first floor.

The property sits within extensive grounds of 0.8 of an acre. Combining a flagged seating area, lawned garden with well stocked herbaceous borders and wildlife pond and an extensive lawned area. From the top of the garden is a superb view across the Vale of Pickering and towards the Wolds in the far distance. To the rear the garden opens out onto Chafer's Wood where there are lovely walks and abundant wildlife to be found. There is plenty of parking on the driveway to the side and rear and within the double carport.

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

ENTRANCE VESTIBULE
Composite door. Window to the side. Slate tiled floor. Radiator with fretted cover.

INNER HALLWAY
Vaulted inner hallway. Stairs to the first floor with a fitted under stairs cupboard. Radiator with fretted cover. Window to the rear.

UTILITY ROOM
2.20 m (7'3") x 1.70 m (5'7")
Low flush WC. Wash hand basin. Automatic washing machine point. Tumble point. Slate tiled floor. Casement window to the rear.

SITTING ROOM
7.92 m (26'0") x 4.44 m (14'7")
Triple aspect room with windows to the rear and side and French windows opening out onto the courtyard. Two radiators set within concealed fretted covers. Beams. Cast iron multi fuel stove with a brick fireplace with a stone hearth. Television point.

DINING ROOM
4.36 m (14'4") x 4.12 m (13'6")
Pair of windows to the front. Open fire with stone surround, stone flagged hearth, timber mantel. Fitted fireside cupboard. Radiator with fretted cover. Beamed ceiling.

STUDY
4.36 m (14'4") x 2.58 m (8'6")
Casement window to the front with window seat. Feature fireplace with a brick insert, stone hearth and carved timber mantel. Fireside fitted alcove with cupboard and shelving. Television point. Beamed ceiling. Radiator with fretted cover.

BREAKFAST KITCHEN
4.50 m (14'9") x 3.30 m (10'10")
Cream wood base and wall units with a polished granite worktop incorporating Belfast sink. Integrated fridge freezer. Original bread oven set to the side of the recess which fits a stove. Double width window with window seating. Radiator with fretted cover. Beamed ceiling. Tiled floor. Integrated dishwasher.

FRONT PORCH - Half glazed Upvc front door. Tiled floor.

FIRST FLOOR - Velux roof light. Fitted storage cupboard. Radiator.

BEDROOM ONE
7.00 m (23'0") max x 4.45 m (14'7") max
Large, triple aspect room with French windows opening onto a balcony which overlooks the garden. Windows to both sides. Two radiators. Range of fitted wardrobes. Velux.

EN-SUITE BATHROOM
2.89 m (9'6") x 2.29 m (7'6")
Both with a tiled surround. Separate walk-in shower cubicle with an Aqualisa shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Tiled walls and floor. Casement window to the side. Recessed ceiling lights.

BEDROOM TWO
3.39 m (11'1") x 3.35 m (11'0")
Casement window to the front with window seat. Radiator. Fitted storage cupboard. Loft inspection hatch.

EN-SUITE SHOWER ROOM
3.18 m (10'5") x 2.29 m (7'6")
Walk in shower cubicle with Mira sport shower. WC set into a concealed cistern. Wash hand basin set into a vanity unit. Chrome heated ladder towel rail. Tiled floor. Electric light and shaver point. Recessed ceiling lights. Radiator.

BEDROOM THREE
4.40 m (14'5") x 3.70 m (12'2")
Casement window to the front with window seat. Period basket grate fireplace with a tiled hearth. Loft inspection hatch. Television point. Radiator.

EN-SUITE BATHROOM
2.51 m (8'3") x 1.70 m (5'7")
Bath with a tiled surround with Aquatronic shower overhead. WC. Pedestal wash hand basin set into a tiled unit. Casement window to the rear. Radiator. Recessed ceiling lights. Tiled flooring.

CHESTNUT HOLIDAY COTTAGE

KITCHEN
3.10 m (10'2") x 2.00 m (6'7")
Range of fitted base and wall cabinets incorporating a stainless steel sink unit. Integrated electric oven with four ring induction hob and extractor overhead. Integrated fridge/freezer. Door. Casement window to the side. Gas fired central heating boiler.

SITTING ROOM
4.50 m (14'9") x 4.30 m (14'1")
Pair of windows to the side. Door out to the front. Television point.

FIRST FLOOR

LANDING
Casement window to the front.

BEDROOM ONE
3.24 m (10'6") x 2.64 m (8'6")
Casement window to the front. Radiator. Fitted wardrobe.

SHOWER ROOM
3.08 m (10'1") x 1.24 m (4'0")
Shower cubicle with a tiled surround. Low flush WC. Pedestal wash hand basin. Tiled walls. Velux roof light. Chrome heated ladder towel rail. Fitted over stairs cupboard.

OUTSIDE

Chestnut Cottage sits within lovely garden and grounds of 0.8 of an acre. There is ample parking on the driveway and parking area and within the double car port. To the immediate rear of the house is a sheltered paved courtyard seating area.

Beyond is a pretty lawned garden, with well stocked flower and herbaceous borders and a small wildlife pond positioned to the side. The garden gently slopes upwards, with a lawn interspersed with a range of established plantings and shrubs, along with two large sheds, a wood store and a small shed. The garden has a number of mature trees including a and a small orchard with various fruit trees towards the top of the garden.

The garden has superb views which only get better the further up the garden you go. From the top the aspect takes in the Vale of Pickering towards the Wolds in the distance. At the top, the garden opens out into mature woodland known as Chafer's Wood, where there are lovely walks.

Ground Floor
Approximate Floor Area
1,374 sq. ft.
(127.7 sq. m.)

First Floor
Approximate Floor Area
1,262 sq. ft.
(117.2 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

Services:	Mains water, drainage, gas and electricity.
Tenure:	It is understood that the property is Freehold, with vacant possession given upon completion.
Council Tax:	Band: E.
Post Code:	YO13 9PA.
EPC:	Chestnut Cottage: current D/63 Potential C/79. Chestnut Holiday Cottage: current D/67. Potential B/86
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. 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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