ROSARY HOUSE, MAIN STREET
IRTON, NORTH YORKSHIRE

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ROSARY HOUSE

27 MAIN STREET, IRTON,

SCARBOROUGH, NORTH YORKSHIRE

YO12 4RH

Scarborough 4 miles, Malton 20 miles, York 36 miles, Leeds 62 miles (all distances approximate)

A handsome Grade II listed farmhouse, set in over three acres located in an exceptionally accessible but private position in the centre of Irton Village. Ideal for those with equestrian or small holding interests.

- Thorough external renovation (2024) and over 2,000 square feet of attractive, character accommodation with beautifully proportioned rooms and an adaptable layout.
- Entrance hall – sitting room – snug - dining room – rear hall - kitchen with pantry – utility room – cloakroom – shower room
- Master bedroom with adjoining dressing room/occasional bedroom 4 – two further double bedrooms – bathroom – store
- Extensive range of attached buildings, providing useful storage – detached double garage with workshop – agricultural building

NO ONWARD CHAIN

GUIDE PRICE £650,000

DESCRIPTION

A significant Grade II listed Georgian Farmhouse set in over 3 acres of land and grounds and located within the very centre of Irton village.
An ideal equestrian or lifestyle property.

Rosary House is an attractive stone property which dates to the early 17th Century. The farmhouse has been in the same hands for over 50 years and has recently undergone a number of significant improvements, with work carried out including the repointing of the external stonework. The property is Grade II listed and retains a number of attractive period details, coupled with exceptionally well-proportioned room and a layout of accommodation which flows especially well as a family home.

The house comprises the following accommodation amounting to over 2,000 square feet in total. In brief; entrance hall, large triple aspect sitting room and a cosy front facing snug. A generously proportioned dining room opening into the rear hallway and through to a classic farmhouse kitchen with adjoining pantry. There is also a utility room, cloakroom and shower room to the ground floor. To the first floor, large landing, master bedroom with an adjoining occasional bedroom, useful as a nursery or dressing room, three further large double bedrooms, the house bathroom and a storeroom.

In all Rosary House sits in 3.18 acres, over 2.5 acres of which is grazing land, ideal for equestrian or small holding interests. The gardens are extensive, mature and largely laid to lawn making them comparatively easy way to manage. There are a useful range of outbuildings which adjoin the house, large double garage with workshop, a further agricultural building and field shelter to the land

Rosary House is located in the centre of the village but retain a very private feel. Approached through a five-barre gate and onto a generous parking area the house has an east/west orientation. At the front are extensive lawned gardens with an avenue of trees and high stone wall forming a shelter belt to the north, shielding the garden from the street.

The land extends to the south, stock fenced and with water to the field. There are lovely far reaching and virtually uninterrupted views northwards across towards the Wolds in the distance.

LOCATION

Irton is a small village some 5 miles to the southwest of the sea-side town of Scarborough. The bustling village Seamer is located close by and offers a range of large amenities including several public houses, primary school, small supermarket and various shops.

Scarborough town is close at hand offering a wide range of amenities including supermarkets, an indoor produce market, a famous theatre with cinema, leisure centres, entertainment venues and a train station which provides excellent regular services including a 45 minute journey to vibrant York city centre where many main line connections are made from.

ACCOMMODATION

ENTRANCE HALL
Half glazed panelled front door. Return stairs to the first floor with stairs fitted storage. Pair of radiators. Wall light points.

SITTING ROOM
8.33 m (27’4”) x 5.20 m (17’1”)
A large and airy triple aspect reception room with Yorkshire sliding sash window to the front with window seat, casement window to the side and Yorkshire sliding sash window to the rear. Fully glazed door out to the rear. Wood floor. Cast iron woodburning stove set into a stone fireplace with matching flagstone hearth. Wall light points. Television point. Exposed stone wall.

SNUG
4.17 m (13’8”) x 4.00 m (13’1”)
Yorkshire sliding sash window to the front with window seat. Woodburning stove set upon a quarry tiled hearth with oak inset mantle. Original fireside cupboard to the side. Internal window to the Dining Room. Radiator. Television point.

SHOWER ROOM
1.90 m (6’2”) x 1.30 m (4’2”)
Tiled floor. Fully tiled walk-in shower cubicle with electric shower. Wash hand basin. Radiator. Window to the rear. Electric shaver point. Recessed lights. Extractor fan.

SEPARATE WC
1.40 m (4’7”) x 1.30 m (4’3”)
Low flush WC. Sliding sash window to the rear. Radiator. Tiled floor.

UTILITY ROOM
5.72 m (18’9”) x 2.22 m (7’3”)
Range of fitted base units. Range of fitted shelving. Tiled floor. Butlers sink. Ideal Logic gas fired central heating boiler. High pressurised hot water cylinder. Window to the side.

DINING ROOM
5.45 m (17’11”) x 4.62 m (15’2”)
Yorkshire sliding window to the front with a fitted window seat. Wall light points. Radiator. Exposed beams. Exposed stonework to part. Feature alcove

REAR HALL
Flagstone floor. Fully glazed door opening out to the rear. Yorkshire sliding sash window to the front. Radiator. Fitted cupboard housing electric fuse board and consumer unit.

FARMHOUSE KITCHEN
4.90 m (16’1”) x 4.26 m (14’0”)
Triple aspect room with Yorkshire sliding sash windows to the front, side and rear. AGA stove set into a stone back alcove. Range of timber fitted base cabinets incorporating a one and a half bowl sink unit with mixer tap. Quarry floor. Dishwasher point. Two radiators. Fully glazed door leading out onto the stone flagged terrace to the front. Recessed ceiling lights.

PANTRY
3.18 m (10’5”) x 1.60 m (5’3”)
Fitted shelving. Automatic washing machine point. Electric cooker point. Larder window to the side.

FIRST FLOOR

LANDING
Yorkshire sliding sash windows to the front and rear. Radiator. Window light. Radiator. Loft inspection hatch.

BEDROOM ONE
3.50 m (11’6”) x 3.00 m (9’10”)
Yorkshire sliding sash window to the front with window seat. Radiator. Range of fitted wardrobes.

DRESSING ROOM/OCCASIONAL BEDROOM
3.93 m (12’11”) x 2.32 m (7’7”)
Yorkshire sliding sash window to the rear with window seat. Radiator. Wall light points. Fitted overhead storage cupboards.

BEDROOM TWO
4.41 m (14’6”) x 3.54 m (11’7”)
Yorkshire sliding sash window to the front with window seat. Radiator. Wall light points. Period basket fireplace. Range of fitted wardrobes.

BEDROOM THREE
4.75 m (15’7”) x 2.88 m (9’5”)
Yorkshire sliding sash window to the front with window seat. Radiator. Wall light points.

BATHROOM
3.00 m (9’10”) x 2.50 m (8’2”)
Bath set into a pine panelled surround. Handheld shower attachment. Half tiled walls. Chrome heated ladder towel rail. Low flush WC. Pedestal wash hand basin. Fitted storage and linen cupboard. Velux roof light.

GROUNDS & GARDEN

Rosary House is positioned in the centre of the village, gable end onto the road with a timbe five bar gate providing access onto what is a very large parking area, with ample space for any number of vehicles and providing access to the garage and into the land via a further timber five bar gate.

The majority of the garden stands to the front of the house where an extensive lawned area sweeps around the house. An avenue of trees stands to the northern edge and there are a number of well established and mature trees and plantings within the gardens. There is a covered outdoor dining area and timber summer house to the garden as well as an outside water supply.

GARAGE & RANGE OF BUILDINGS

GARAGE
5.78 m (18’9”) x 5.18 m (16’9”)
Pair of up and over doors. Electric light and power.

ADJOINING WORKSHOP
5.18 m (16’9”) x 2.94 m (9’6”)
Door out to the side. Window. Electric light and power,

RANGE OF ADJOINING BUILDINGS TO THE HOUSE

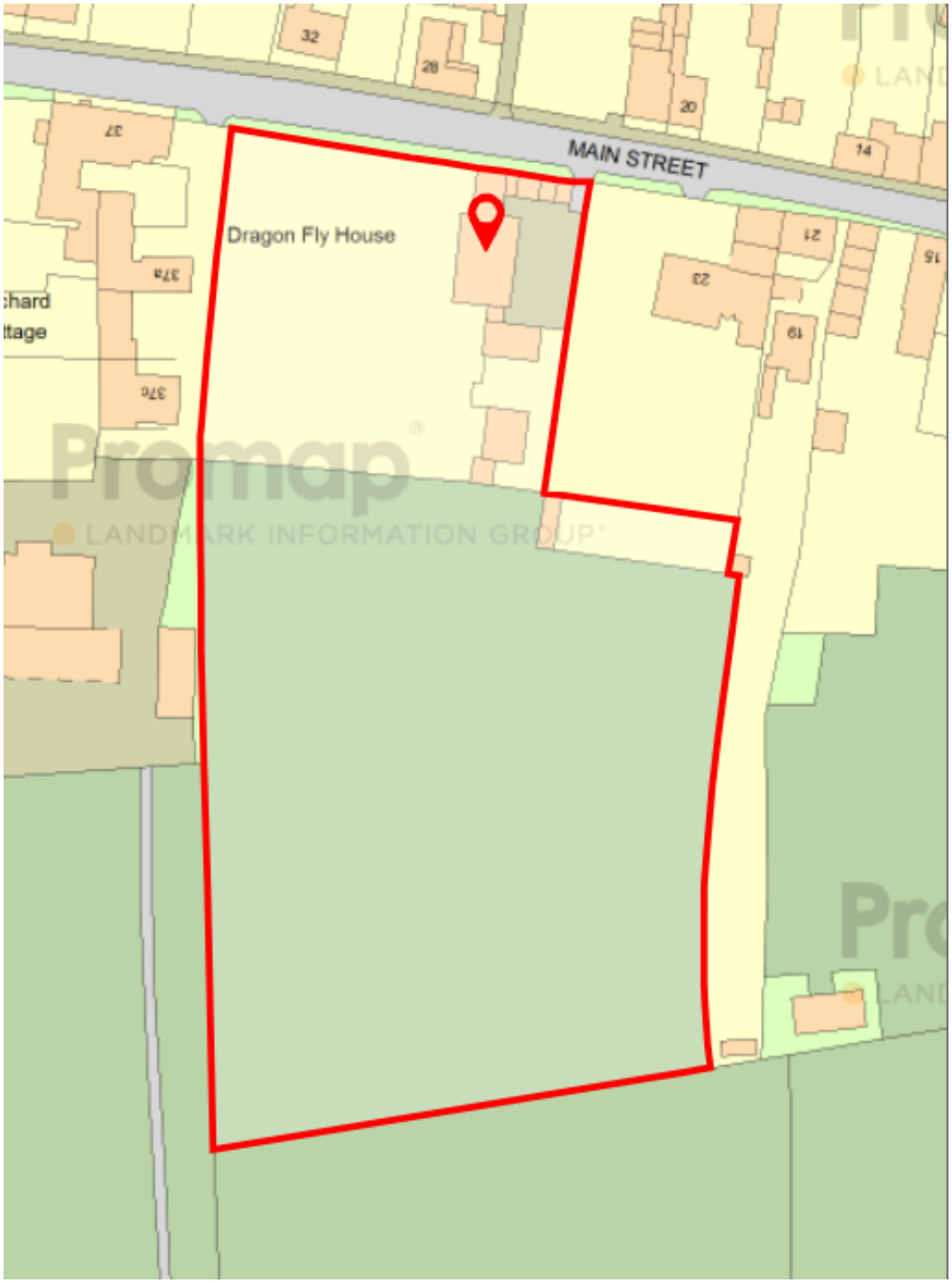
STORE
4.00 m (13’1”) x 3.60 m (11’10”)
Stable door to the front. Electric light.

STORE
4.00 m (13’1”) x 1.70 m (9’7”)
Stable door to the front. Electric light.

STORE
4.00 m (13’1”) x 2.20 m (7’3”)
Stable door to the front. Electric light.

LAND

The paddock land extends to the south of Rosary House’s gardens. The land is level, well-draining and securely stock fenced to all sides. There is a water supply to the land. Within the paddock stands a large agricultural building, measuring approximately 30” x 23” with an attached traditional stone building.


MAIN STREET
Dragon Fly House
32
28
20
14
37
37a
37c
23
21
19
15
Promap
LANDMARK INFORMATION GROUP

Ground Floor
Approximate Floor Area
2,681 sq. ft.
(249.1 sq. m.)

First Floor
Approximate Floor Area
978 sq. ft.
(90.8 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 - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water, drainage, gas and electric. Gas-fired central heating.
Planning: North Yorkshire County Council (Scarborough)
Council Tax: TBC
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
EPC: TBC
Details prepared June 2024
Post Code: YO12 4RH

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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 in this 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.