



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

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“YARROW” 32 HIGH STREET, CASTLETON, WHITBY

Whitby 17 miles

Guisborough 9 miles

Kirbymoorside 16 miles

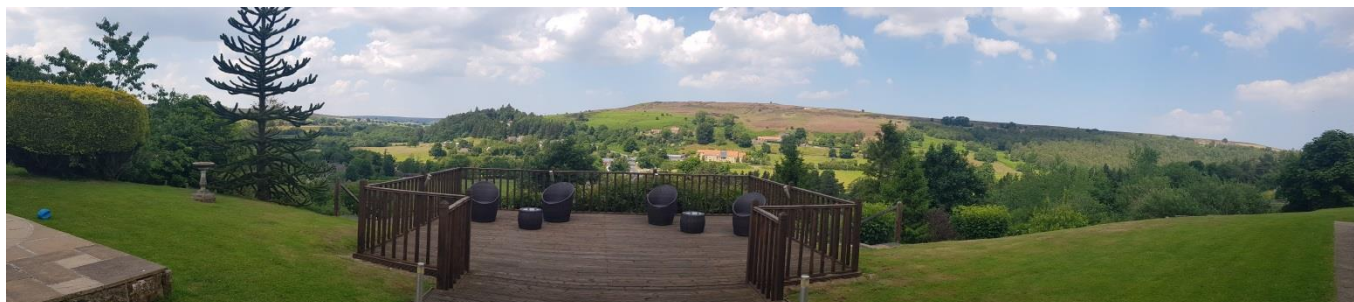
(Distances are approximate)



A SPACIOUS 3 BEDROOM BUNGALOW SET IN 1.7 ACRES WITH STUNNING VIEWS ACROSS THE UPPER ESK VALLEY TO THE MOORS BEYOND.

SET JUST OFF THE HIGH STREET THE PROPERTY IS IN A SECLUDED AND PRIVATE LOCATION, YET WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES.

Accommodation: Conservatory, Hallway, Dining Room, Lounge, Kitchen Diner, Shower Room
3 Double Bedrooms, House Bathroom
Attached Double Garage, Single Garage, Stable Block
Gardens and Grounds Extending to Approximately 1.7 acres



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

PARTICULARS OF SALE

Tucked away just off the High Street, “Yarrow” is an extended detached bungalow which offers spacious living and the most glorious and extraordinary views across the upper Esk Valley to the rugged moors beyond.

The 3 bedroom accommodation, which is set in approximately 1.6 acres, is on a nice level site although the ground does fall away steeply beyond the cultivate gardens. It has been well maintained by the Vendors, including a recently fitted kitchen, although some updating of facilities to one’s own taste may be needed. The property benefits from oil central heating and double glazing throughout, with plenty of parking, 2 garages, and is just a short walk up the drive to the High Street and all the amenities Castleton has to offer. There is also a 3 box stable block for those with an equestrian interest although the steepness of the slope not ideal for horses. The block, which is away from the house, also has planning permission to turn into a 2 bed annex if desired.

Castleton has a typical moorland village with many local amenities including a delightful pub, convenience store, independent shops and cafe and a primary school, whilst being in the centre of the beautiful surroundings of the North Yorkshire Moors National Park (the Moors Centre at Danby is just 3miles down the valley).

Whitby and the coast villages are within easy driving distance whilst the large conurbation of Teesside and its many facilities is easily accessible by road or even train which connects directly.

The accommodation is best accessed from the rear through the.....

Conservatory: Of uPVC construction on a stone wall in an octagonal shape with double glazing, built-in window seating and stone floor. From here doors lead into the ...

Entrance Hall: Having maple block wood flooring with cloaks cupboard off and opening out into a wide seating area with picture window at the end allowing for the occupant to take in the stunning vista. There is an airing cupboard and further store cupboard. Doors lead off to the....



Dining Kitchen: Having a recently fitted Shaker style kitchen comprising base units, cupboards, and shelving with Beech working surfaces, tiled splash-backs, 1½ bowl stainless sink unit, integral double oven, space for upright fridge and freezers and plumbing for an automatic washing machine. There is a matching central island unit with ceramic hob and stainless steel and glass extractor over. 2 chrome heated towel rails and down lighting to the ceiling. This is a light airy room with large windows and access door to the ..



Dining Room: With glazed double doors off the hallway and large picture window overlooking the garden and valley. Further double doors give access to the....



Lounge: Having a stone fireplace with tiled hearth and mantel and newly fitted log burner within. There are uPVC double glazed sliding doors to the front patio area and large picture window to the end gable.



Bedroom: To the front, a double bedroom with double glazed window which afford views over open gardens. Fitted wardrobe.



Bedroom: A double bedroom with window again to the front over- looking the garden.



Bedroom: To the rear, with fitted wardrobe.

Bathroom: A matching suite comprising corner bath, w.c and pedestal wash hand basin. There is tiling to the walls and floor and chrome heated towel rail.

Shower Room: Off the hallway, with mains shower and cubicle, pedestal hand basin and W.C. There is full tiling to the walls and floor and a chrome heated towel rail.



Outside

As mentioned previously, the gardens and grounds amount to approximately 1.7 acres on a sloping site just off the High Street. The gardens are approached off through a wide five bar gate with hand gate to the side. A tarmac drive leads down to the property and to the:

Double Garage: 4.80m (15'9) x 3.70m (12'2) At the top of the drive, with up and over door, light and power connected.

Attached Double Garage 5.30m (17'5) x 4.40m (14'6) With electric roller doors, light and power, inspection pit, and free standing central heating boiler.



There is wide tarmac parking area at the bottom of the drive in front of the garage. To the rear of the bungalow a beech hedge screens the rear garden and a flagged path leads to the conservatory and entrance.

The gardens are largely set to lawn with mature screening to the rear, mature fruit trees and other plantings. There is a delightful paved patio area to the side and further large timber decking which affords stunning views over the valley. The boundary of the property is at the bottom of the slope and is clearly marked.

To the far side a path leads to the:

Stable Block: Of concrete block construction with pantile roof. Power is connected. The block is split into 3 boxes – 19’4 x 13’9; 13’9 x 9’2; 13’9 x 9’6. (N. B With planning permission to turn into 2 bed annex).

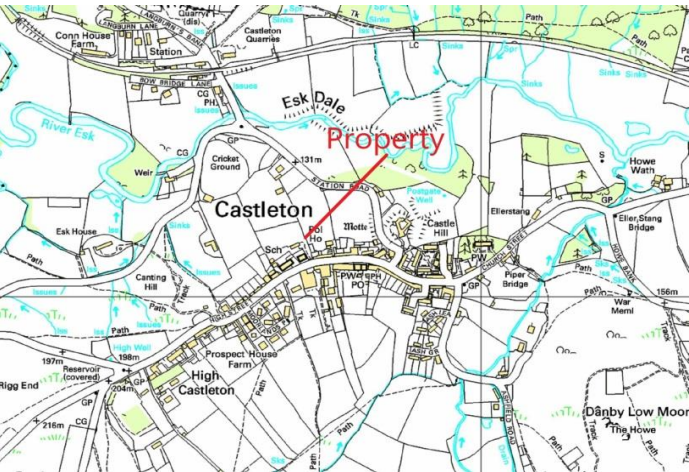


GENERAL REMARKS & STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent’s office prior to travelling or making an appointment to view this property.



Directions: From Whitby take A171 to Guisborough. After Scaling Dam take the next left turn marked Danby and Castleton. Travel to Danby and take the right turn to Castleton. On entering Castleton travel up through the village, passing the Co-Op on the right. The property is on the right, before reaching the village school, behind a wooden five bar gate.



Services: The property is understood to be connected to mains water, electricity and with to sewerage to a septic tank within the boundaries of the property. The oil central heating system is run through the boiler situated in the attached garage



Planning: The property lies with the NYMNP Planning Authority. 01439 770657

Local Taxation: The house is band F for council tax (approx. £2,914 for 2022/23).

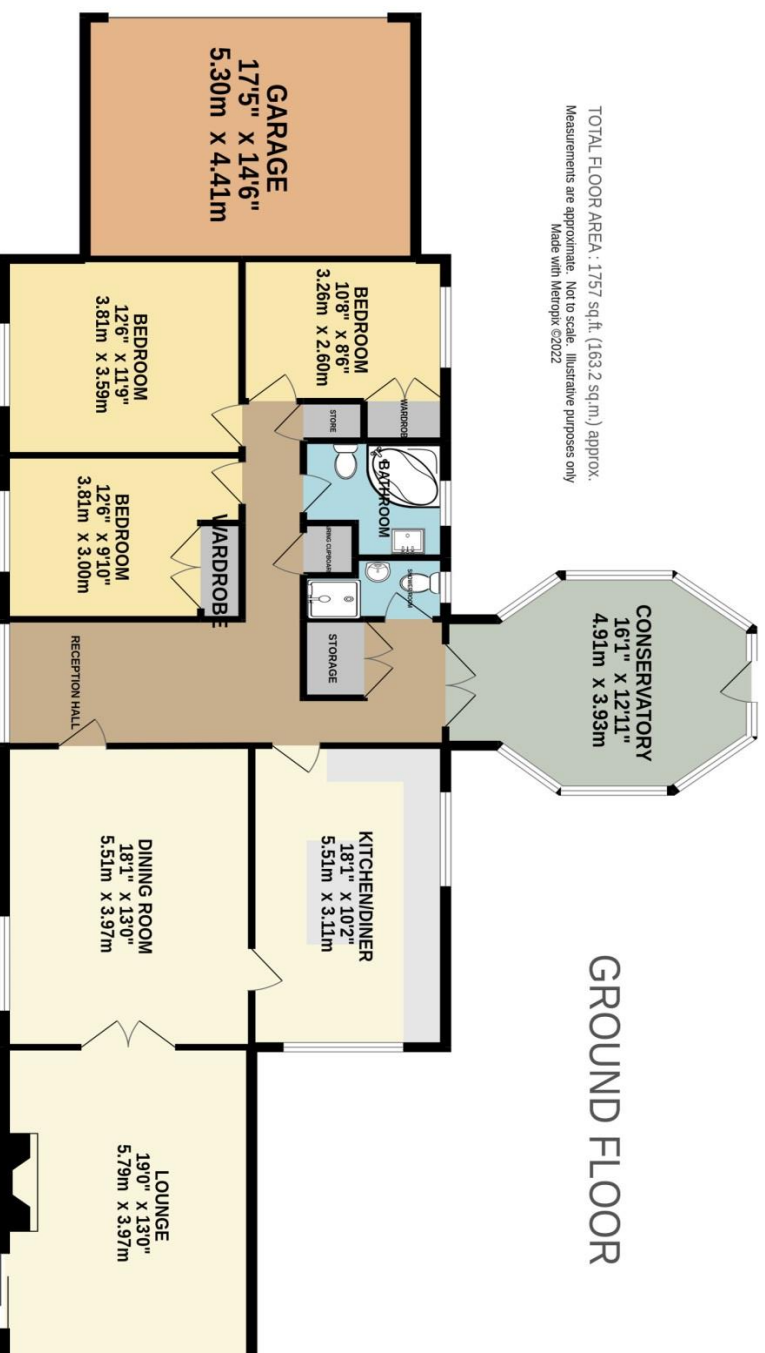
Post Code: YO21 2DA

IMPORTANT NOTICE
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1,757 sq.ft. (163.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GROUND FLOOR



RICHARDSON & SMITH

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Auctioneers



Valuers



Estate Agents

