

44 & 45 High Street | Snainton, Scarborough

BoultonCooper

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Est. 1801


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TBC

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BoultonCooper

44 & 45 High Street | Snainton, Scarborough

A unique opportunity to purchase a Grade II listed three bedroom house with attached 2 bed cottage giving the potential for generational living or an additional income, alternatively the properties could be combined to create a superb five bedroom house, subject to the necessary planning consents. Situated in the popular North Yorkshire village of Snainton. To the rear, there are extensive gardens, together with a range of substantial outbuildings, and paddock beyond extending in all to 0.78 acres or thereabouts. VIEWING ESSENTIAL.

- A three bedroom stone property with attached two bedroom cottage
- Potential for multi-generational living, or generating a holiday/rental income
- Opportunity to convert into an exceptional five bedroom family home
- A wide range of adjoining stores and outbuildings with scope for conversion, subject to the necessary consents
- Private drive with ample off-street parking
- Substantial lawned gardens and vegetable plots with paddock beyond
- Situated in the heart of the popular village of Snainton
- Conveniently located within 10 miles of Malton, Scarborough and Pickering with their extensive amenities and travel links

Guide Price £480,000

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NUMBER 44 - PRINCIPAL RESIDENCE

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL
Staircase to first floor, understairs cupboard, single radiator.

SITTING ROOM
4.34m x 3.56m (14'3" x 11'8")
Front aspect timber sliding sash window with secondary glazing, open fireplace on tiled hearth and surround, picture rail, double radiator.

SNUG
3.66m x 3.63m (12' x 11'11")
Side aspect uPVC double glazed window, steel wood burning stove on slate hearth, double radiator, timber beam ceiling, shelved alcove, rear aspect timber framed window.

CLOAKROOM
Side aspect uPVC double glazed window, cupboard with ceramic sink over, tiled floor. Door to:

SHOWER ROOM
Comprising corner shower cubicle with electric shower, low flush wc, tiled floor, shelving, side aspect uPVC double glazed window, single radiator.

KITCHEN
3.68m x 3.58m (12'1" x 11'9")
Side aspect uPVC double glazed window, side aspect timber framed window, range of fitted base and wall mounted units, stainless steel sink and drainer, cooker point with cooker hood, plumbing for washing machine, wall mounted Ideal boiler, part tiled walls, double radiator. Door to rear porch.

REAR PORCH
Door to rear, uPVC double glazed windows to the side and rear.

TO THE FIRST FLOOR

LANDING
Loft hatch with ladder, cupboard with shelving, single radiator, uPVC double glazed window to the rear.

BEDROOM 1
3.53m x 3.40m (11'7" x 11'2")
Front aspect timber sliding sash window with secondary glazing, built-in wardrobe, double radiator.

BEDROOM 2
3.68m x 3.66m (12'1" x 12')
Side aspect uPVC double glazed window, airing cupboard housing hot water tank with shelving, double radiator.

BEDROOM 3
2.95m x 2.46m (9'8" x 8'1")
Front aspect timber sliding sash window with secondary glazing, double radiator, storage cupboards behind and under fixed bed.

BATHROOM
Rear aspect uPVC double glazed window, skylight, three piece suite comprising panelled bath, wc and pedestal wash hand basin, single radiator, tiled floor.

NUMBER 45 - ADJOINING COTTAGE

ON THE GROUND FLOOR

ENTRANCE DOOR
Leading to:

SITTING ROOM
4.34m x 3.56m (14'3" x 11'8")
Rear aspect timber frame Yorkshire sliding window with secondary glazing, open fireplace with tiled hearth and surround, tiled floor, built-in cupboard and understairs cupboard, double radiator.

HALLWAY
Staircase to first floor, small cupboard with shelf.

KITCHEN
3.48m x 3.28m (11'5" x 10'9")
Side aspect timber frame window, front aspect Yorkshire sliding window with secondary glazing, stainless steel sink and drainer with cupboard under, double radiator, timber beam ceiling, door to outside rear.

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TO THE FIRST FLOOR

LANDING

BEDROOM 1
3.56m x 3.33m (11'8" x 10'11")
Front aspect timber Yorkshire sliding window with secondary glazing, 2 no built-in cupboards, one housing the Gloworm boiler, double radiator.

BEDROOM 2
3.66m x 2.79m (12' x 9'2")
Front aspect timber Yorkshire sliding window with secondary glazing, feature fireplace, double radiator.

BATHROOM
Skylight, three piece suite comprising panelled bath with shower over and bi-fold glazed screen, wc and pedestal wash hand basin, part tiled walls, single radiator.

OUTSIDE
To the outside, there is a private driveway to the side of the property with ample off-street parking leading to lawned garden with orchard, vegetable plot and paddock beyond, extending in all to 0.78 acres or thereabouts.

ADJOINING STORES
3.94m x 2.59m plus (12'11" x 8'6" plus 15'9" x 13'9")

STORE
2.90m x 2.79m (9'6" x 9'2")
Dual aspect windows.

BARN
5.46m x 4.37m (17'11" x 14'4")
Open fronted.

OUTBUILDINGS

BARN
9.27m x 4.55m (30'5" x 14'11")
Stone and brick construction under a pantile roof, open fronted.

STORE
4.93m x 2.49m (16'2" x 8'2")
Stone construction under a pantile roof, timber door to front.

BARN
8.23m x 4.55m (27' x 14'11")
Stone construction under a pantile roof, double timber doors and single timber door to front, 3no. timber frame windows to the front.

STORES AND WC
4.09m x 4.01m plus 2.97m x 1.57m (13'5" x 13'2" plus 9'9" x 5'2")
Stone construction under a pantile roof, timber door to front, staircase to first floor section with 2 no skylights. Separate door to wc (disconnected) and store (9'9" x 5'2).

STORE
2.97m x 1.57m (9'9" x 5'2")

SERVICES
We understand that the property is connected to mains electricity, water and drainage; gas fired central heating. All the services have not been tested but we have assumed that they are in working order.

TENURE
We understand to be freehold with vacant possession upon completion.

VIEWING
Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS
///seeing.splat.clusters

COUNCIL TAX BAND
We are informed that 44 Hight Street lies in Band D and 45 High Street lies in Band B. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORANCE RATING
44 High Street is assessed in Band D and 45 High Street is assessed in Band E. The full EPCs can be viewed online: https://www.gov.uk/find-energy-certificate or at our Malton Office.

PLANS, AREAS AND MEASUREMENTS
The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

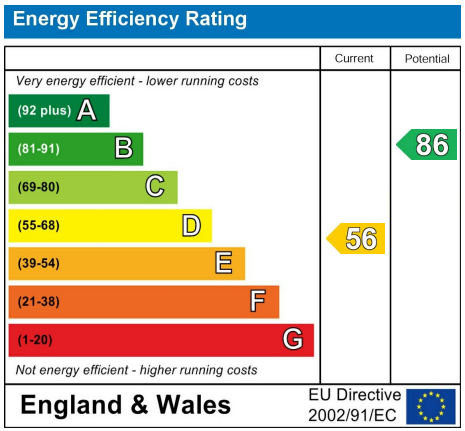






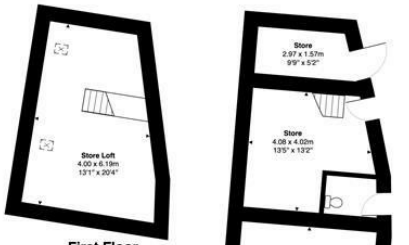






Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
56
86
England & Wales
EU Directive 2002/91/EC

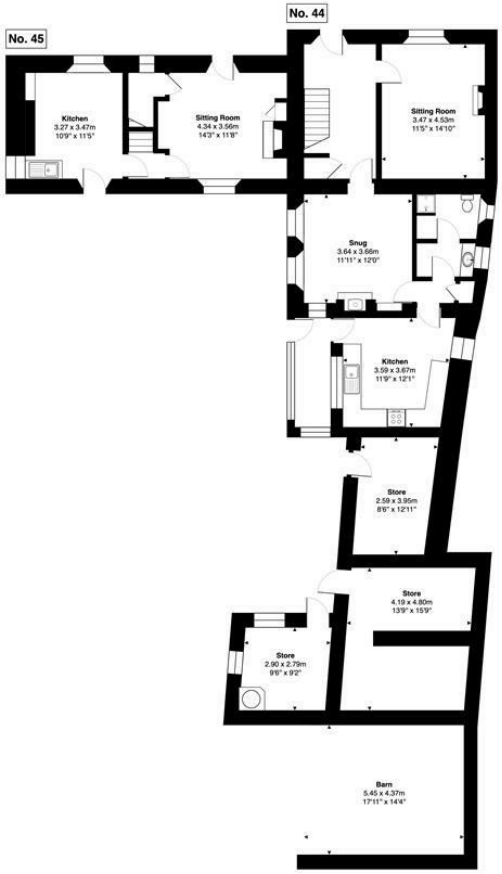
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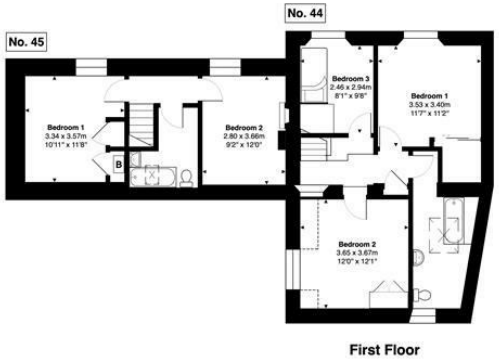


First Floor

Ground Floor



Ground Floor



First Floor



Gross Internal Areas

No. 44:	126.6m² ... 1,363ft²
No. 45:	68.1m² ... 732ft²
Outbuildings:	217.5m² ... 2,343ft²
Total:	412.2m² ... 4,438ft²

All measurements are approximated for display purposes only and should be independently verified

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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.
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