

## 2 QUARRY GARTH BURNISTON



**An unspoilt country cottage, set within large and mature grounds of over three quarters of an acre and located just outside of the North York Moors National Park along a quiet road on the western fringes of Burniston village.**

Over 1,700 square feet of accommodation with huge potential for improvement

Dual aspect sitting room – living room – garden room - breakfast kitchen - utility room and cloakroom

Three first floor bedrooms and house bathroom

Extensive and mature garden and grounds with a lovely open aspect

Ample off-street parking

**NO ONWARD CHAIN**

**GUIDE PRICE £345,000**



An idyllically situated character property, 2 Quarry Garth has been under the same ownership for over 40 years when it was last on the open market and was comprehensively refurbished quite soon after it was purchased. The property now requires an extensive programme of renovation and has the scope to extend if required (subject to all necessary planning consents) and offers an increasingly rare chance to create a one-off home in an idyllic position.

Believed to have been built over 200 years ago, the unlisted property provides around 1,700 square feet of accommodation which briefly comprises the following layout of rooms. Entrance hall, dual aspect sitting room with an open fire, large living room with original fireplace and fitted bookshelves, large breakfast kitchen with adjoining utility room and cloakroom and a spacious garden room to the rear, with doors leading directly out onto the wide, flagged terrace. Upstairs is a large main bedroom with a dual aspect, two further bedrooms and a generous house bathroom.

The property sits in extensive grounds of 0.75 acres, which are exceptionally private and sheltered. A mixture of formal lawned gardens planted up with mature herbaceous shrubs and well-established fruit trees and a separate, wilder garden with a well-established belt of woodland to the northern edge. There is plenty of parking on the lengthy driveway to the side of the house and a useful garage building.



## **LOCATION**

Burniston is a popular and well served village some three miles from the seaside resort of Scarborough. The village is well served by two Pubs, a village shop, garage, and complemented by a vibrant local community with an active village hall. The local primary school is sought after and was rated 'Excellent' in the most recent Ofsted report. The village is especially well positioned for the outdoors with the walks directly down to the coast at Burniston Rocks and nearby Hayburn Wyke.



## ACCOMMODATION COMPRISES

### ENTRANCE VESTIBULE

Stable door. Stairs to the First Floor.

### SITTING ROOM

5.70 m (18'8") x 4.65 m (15'3")

Large leaded casement window to the front. Matching window to the side. Radiator. Plate rack. Beamed ceiling. Wooden floorboards. Open fire with a canopy hood, flagstone hearth and carved timber mantel. Door through to the Garden Room.



### LIVING ROOM

6.18 m (20'3") x 4.30 m (14'1")

Large leaded casement window to the front. Radiator. Open fire set into a tiled surround with a carved timber mantel. Fitted fireside cupboards. Fitted shelving and cupboards to both sides of the glazed double doors which lead into the breakfast kitchen. Coving.

### BREAKFAST KITCHEN

5.90 m (19'4") x 5.72 m (18'9")

Range of matching base and wall units incorporating a double bowl sink unit. Integrated electric oven and microwave. Integrated dishwasher. Oil fired Rayburn stove. Casement window to the rear. Large velux roof light over the dining area. Panelled ceiling.





#### CLOAKROOM

1.10 m (3'7") x 0.84 m (2'9")

Low flush WC.

#### UTILITY ROOM

2.64 m (8'8") x 1.90 m (6'3")

Fitted base and wall units incorporating stainless steel unit. Radiator. Automatic washing machine point. Window to the rear. Rear door.

#### GARDEN ROOM

6.00 m (19'8") x 3.00 m (9'10")

French windows outside with an arched design. Matching windows to two sides. Radiator with fretted covers.



### FIRST FLOOR

#### GALLERIED LANDING

Window to the half landing. Fitted shelving.

#### BEDROOM ONE

6.19 m (20'4") x 4.40 m (14'5")

Pair of leaded casement windows to the front and rear. Fitted wardrobes. Radiator. Pedestal wash hand basin. Wall light.



#### BEDROOM TWO

3.40 m (11'2") x 2.88 m (9'5")

Casement window to the front. Fitted wardrobes. Radiator.



#### BEDROOM THREE

2.72 m (8'11") x 2.40 m (7'10")

Casement window to the front. Radiator.

#### BATHROOM

3.70 m (12'2") x 2.84 m (9'4")

Freestanding cast iron tub set upon clawed feet. Low flush WC. Wash hand basin. Casement window to the rear. Original period fireplace. Heated towel rail. Radiator.





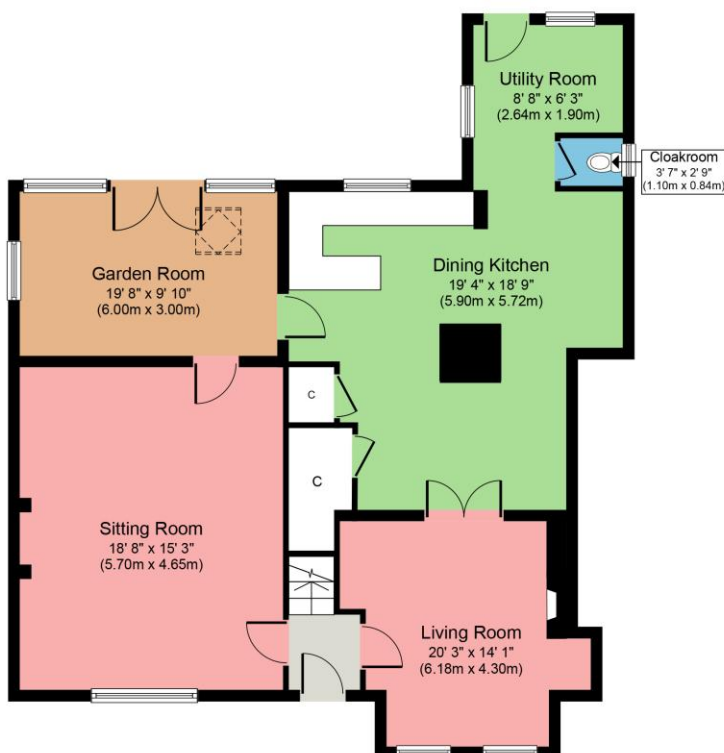
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## GARDEN AND GROUNDS

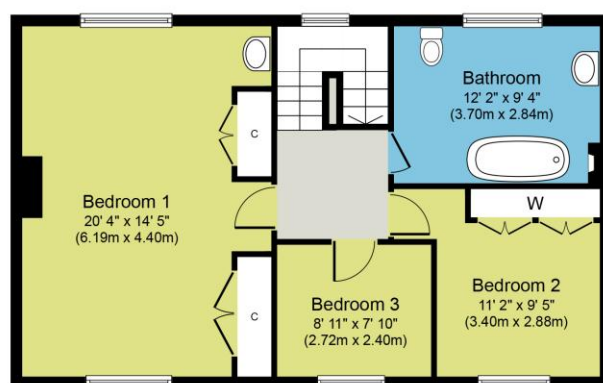
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The house stands within 0.75 acres of exceptionally mature garden and grounds. Careful planting over the years has resulted in a well-stocked garden, showcasing rhododendron bushes, flowering shrubs and a number of fruit trees. To the northern boundary the garden has been planted up with mature woodland, with an emphasis on preserving and encouraging wildlife. At the front the house stands back from Quarry Garth, with a lawned garden offering a lovely far-reaching aspect across Harwood Dale. There is a lengthy driveway and timber garage building. Outside water supply. The oil-fired boiler is housed in a small outbuilding which adjoins the house.





**Ground Floor**  
Approximate Floor Area  
1,063 sq. ft.  
(98.7 sq. m.)



**First Floor**  
Approximate Floor Area  
680 sq. ft.  
(63.1 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, gas and electricity. Drainage is to a private septic tank. Central heating is gas fired.  
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.  
 Council Tax: F  
 Post Code: YO13 0DJ  
 EPC: TBC  
 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.

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