Cundalls

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ESTABLISHED 1860

NEWBALD HOUSE, ROXBY ROAD
THORNTON LE DALE

A substantial, modern stone property with exceptionally well proportioned and versatile accommodation. Attractive garden and grounds. Well situated within this National Park Village.

Over 2,700 square feet of accommodation
Entrance Hall – Sitting Room – Dining Room – Kitchen – Pantry – Utility - Ground Floor Bedroom – Bathroom
Three first floor double bedrooms – house bathroom – ample fitted storage
Landscaped gardens to all sides
Large integral garage – Ample private parking

OFFERS OVER £600,000

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

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RICS

A handsome modern stone property, located just off Roxby Road, only a short and level walk from the centre of Thornton le Dale.

Newbald House was built around 60 years ago and has had just two owners in that time. The property was built to the specification and design of the original owner with especially well-proportioned rooms, a versatile layout with bedrooms to both floors and an easy flow of accommodation.

In all the house provides over 2,700 square feet of accommodation. The house is fully double glazed and has a modern gas fired central heating system and solar PV panels for electric and hot water, scoring a high 'C' in the EPC. In brief, large central entrance hall, triple aspect sitting room, front facing dining room and a generous breakfast kitchen with pantry and utility room. There is a large double bedroom to the ground floor and bathroom with separate shower. Upstairs are three further generous double bedrooms, each with plenty of fitted storage and a further bathroom.

The house sits within well-established grounds which surround the property to all sides and combine well established shrub and flower borders with lawn and an ornamental water garden. There is plenty of parking on the driveway to the front and side and within the integral double garage.

LOCATION

One of the main attractions of the property is the situation; being located within Thornton le Dale, one of North Yorkshire's most picturesque and popular National Park Villages. The village is centred around Thornton Beck and the Green, clustered around which are a number of small independent shops and eateries, including two public houses and bistro. The village lies on the doorstep of some of the most beautiful countryside in the area with endless opportunity for outdoor recreation. Thornton le Dale is situated approximately two miles east of the popular market town of Pickering and eight miles north of Malton and enjoys easy access to the A64 providing links to the wider metropolitan area. services to London, Leeds & Edinburgh.

ACCOMMODATION COMPRISES

ENTRANCE HALL
5.40 m (17’7”) x 4.81 m (15’7”)
Stairs to the first floor. Upvc front door. Windows to both sides. Large walk-in coats cupboard. Coving. Radiator.

SITTING ROOM
6.00 m (19’8”) x 4.52 m (14’10”)
Curved bow window to the rear and side. Multi fuel stove set into a polished marble fireplace. Coving. Pair of radiators. Television point. Wall lights. Door outside.

DINING ROOM
4.80 m (15’9”) x 3.62 m (11’11”)
Dual aspect room. Radiator. Coving. Wall lights.

KITCHEN
4.81 m (15’9”) x 4.17 m (13’8”)
Range of fitted base and wall units incorporating five ring induction hob with extractor overhead. Tiled floor. Neff double integrated oven. Integrated NEFF microwave. Inset double bowl sink unit with mixer tap. Coving. Recessed lights. Large pantry cupboard with shelving. Door out to the garden. Window to the garden.

UTILITY ROOM
2.20 m (7’3”) x 1.90 m (6’3”)
Fitted units with sink. Washing machine point. Integral door through to the garage.

BEDROOM ONE
4.00 m (13’1”) x 3.30 m (10’10”)
Window to the rear. Radiator. Coving.

BATHROOM
4.40 m (14’5”) x 3.68 m (12’1”)
Sunken jacuzzi bath with a fully tiled surround. Walk in shower. Low flush WC. Pedestal wash hand basin. Bidet. Fully tiled walls. Tiled floor. Radiator. Coving. Recessed lights. Casement windows to the front.

FIRST FLOOR

LANDING
Airing cupboard housing the hot water cylinder.

BEDROOM TWO
4.81 m (15’9”) x 4.22 m (13’10”)
Casement window to the side. Radiator. Wash hand basin set into a vanity unit. Range of fitted bedroom furniture. Coving.

BEDROOM THREE
4.52 m (14’10”) x 4.52 m (14’10”)
Casement window to the side. Radiator. Walk in eaves storage to both sides. Coving.

BEDROOM THREE
4.00 m (13’1”) x 3.80 m (12’6”)
Casement window to the rear. Radiator. Fitted storage cupboard.

BATHROOM
3.00 m (9’10”) x 2.38 m (7’10”)
Suite with bath. WC. Pedestal wash hand basin and bidet. Window to the front. Half tiled walls. Radiator. Coving.

GARDEN & GROUNDS

Newbald House stands back from Roxby Road behind stone walls and benefits from sheltered and entirely enclosed garden and grounds.

The house is approached through stone gateposts which open onto a wide area of hard standing which provides a good level of private, off-street parking for a number of vehicles.

The garden wraps around the property and has been attractively landscaped with well stocked flower and shrub borders, a neat lawn to two sides and raised borders which at one point served as a vegetable garden and have had a pretty water feature installed. There is an outside water supply and electric point.

INTEGRAL GARAGE
6.33 (20’9”) x 3.17 m (10’5)
Wall mounted gas fired central heating boiler. Electric metal up and over door. Door out to the rear. Window to the side. Electric light and power. Fitted shelving.

Ground Floor
Approximate Floor Area
1,592 sq. ft
(147.89 sq. m)

First Floor
Approximate Floor Area
1180 sq. ft
(109.63 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

Service:	Mains water, gas, drainage and electric. Central heating is gas-fired. Solar PV for hot water and electricity.
Council Tax:	Band F
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO18 7TQ
EPC:	Current C/75 Potential B/85

ADDITIONAL INFORMATION

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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