

ORCHARD COTTAGE, HALL GARTH LANE WEST AYTON



**A detached character property, located in a private position within this well served village.
Set within beautifully landscaped garden and grounds. Garage and off-street parking**

1,478 square feet of charming character accommodation
Entrance Hall – Cloakroom - Sitting Room – Dining Kitchen – Dining Room/Study
Three double bedrooms – House bathroom
Extensive south facing garden and grounds
Detached brick building providing garaging.
Ample private parking

GUIDE PRICE £525,000

A delightful period property, set in a very private south facing position, close to the centre of the popular villages of East and West Ayton. Believed to be around 300 years old, but benefitting from an unlisted status, Orchard Cottage has been owned by the current owners for over 40 years and provides an attractive range of characterful accommodation amounting to 1,478 square feet.

In brief the house provides the following accommodation: Entrance hall with cloakroom, a large main reception room with elegant full height sash windows and with high ceilings and an especially light and airy feel. Inner hall, breakfast kitchen and dining room/study with doors out to the side. Upstairs are three bedroom, all double sized and the house bathroom.

One of the principal attractions are the lovely grounds which the house is set within. The house is situated off Hall Garth Lane, and is hidden away from the street side, making it remarkably private and due to its south facing position. exceptionally sheltered and sunny. There is ample private off-street parking and a pair of detached brick-built garages. The garden is well established with a mature scheme of planting and is entirely walled, housing a wide range of herbaceous plantings and specimen trees.



LOCATION

West Ayton is an attractive village close to the busy sea-side town of Scarborough. The two villages of East and West Ayton are exceptionally well-served and benefit from a large range of amenities including primary school, library, parish church, doctor's surgery, pharmacy, petrol station with supermarket and two public houses. From West Ayton there is easy access to Scarborough (approx. 5 miles) Pickering (approx. 13 miles) and Malton (approx. 19 miles) and also onto the A64. York is approximately 36 miles away, with its many facilities including mainline railway station.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Stable door. Quarry tiled floor. Return stairs to the First Floor. Beamed ceiling. Wall lights.



CLOAKROOM

1.60 m (5'3") x 1.50 m (4'11")

Low flush WC. Wash hand basin. Window to the rear.

SITTING ROOM

7.62 m (25'0") x 4.10 m (13'5")

A large main reception room with floor to ceiling sash windows overlooking the garden to the front, south facing elevation. Fireplace with timber mantel. Two radiators. Television point. Picture lights.



INNER HALL

Leaded windows to the front.

KITCHEN

4.30 m (14'1") x 3.00 m (9'10")

Range of fitted base and wall units incorporating one and a half bowl stainless steel sink unit. Integrated electric double oven. Four ring integrated induction hob. Extractor hood.

Washing machine point. Radiator. Casement window to the rear. Tiled splash back.



DINING ROOM/STUDY

4.40 m (14'5") x 4.00 m (13'1")

Vaulted ceiling with exposed beams. Glazed doors out to the side. Window to the front. Wall light point. Brick fireplace. Exposed stone walls. Radiator.



FIRST FLOOR

LANDING

Casement windows to the rear. Airing cupboard with linen storage and housing the hot water cylinder



BEDROOM ONE

4.50 m (14'9") x 4.15 m (13'7")

A double aspect room with windows to the front and rear. Radiator. Range of fitted wardrobes. Corner shower unit. Loft access hatch, the loft is part boarded for storage.



BEDROOM TWO

4.80 m (15'9") x 3.00 m (9'10")

A double aspect room with windows to the front and rear. Radiator. Range of fitted wardrobes. Vintage sink.



BEDROOM THREE

3.18 m (10'5") x 3.16 m (10'4")

Sash window to the front. Radiator. Fitted wardrobe. Sink and storage unit.



BATHROOM

2.50 m (8'2") x 1.70 m (5'7")

Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Window to the front. Heated towel rail. Tiled walls to part.



GARDEN & GROUNDS

The property is almost entirely hidden when viewed from Hall Garth Lane. The only sign of the property are a pair of high timber gates which open onto the cobbled parking area and the detached brick garage and store. The house is set well back and has a lovely south facing walled garden. Exceptionally well established, the garden combines a formal lawn edged by well stocked herbaceous borders, filled with spring bulbs and flowering perennials. A number of mature trees stand within the grounds, to the side is a covered storage or entertaining area and there are a number of useful outbuildings providing handy storage.

GARAGE

5.70 m (18'8") x 3.90 m (12'10")

Detached brick construction. Double doors to Hall Garth Lane. Door to the side. Electric light and power. Mezzanine storage.

GARAGE

5.70 m (18'8") x 2.33 m (7'8")

Double doors to Hall Garth Lane. Door to the rear. Window to the side. Electric light and power.





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, drainage and electricity. Gas fired Central Heating.
 Council Tax: Band F
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
 Planning: North Yorkshire County Council – 01723 232323
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO13 9JA
 EPC: Current: Potential:

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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