

LOWSIDE GARDENS, MIDDLE LANE SNAINTON



A compact residential smallholding comprising a newly improved modern bungalow, comprehensive range of buildings and set in 4.76 acres. Situated in a private but accessible position with superb views.

Lowside Gardens: 1,162 square feet of recently improved accommodation.

Entrance Hall – Sitting Room – Dining Kitchen - Boot Room – Up to Four Bedrooms – Re-fitted bathroom - WC

Buildings: Good range of buildings including agricultural building, workshop, barn and storage sheds

Land & Grounds: 4.76 acres of land arranged as grounds and five separate grass paddocks
Subject to an agricultural occupancy restriction.

GUIDE PRICE £625,000

A well-equipped residential smallholding, situated on the southern edge of Snainton village. Lowside Gardens is set in open countryside with no near neighbours and enjoys a superb south facing outlook with far reaching views and a private but easily accessible position.

Set within land and grounds of 4.76 acres together with a good range of buildings, including a substantial modern agricultural building with attached workshop, hay store, covered livestock shed and a range of garage and storage sheds.

The bungalow was built as a one-off design in the 1960's and has been extended and improved in recent years resulting in a comfortable, easy to care for home. The property has been recently re-roofed, been fitted with a number of new, highly efficient windows and a brand-new bathroom fitted. In all 1,100 square feet which briefly comprises, boot room with utility area, a generous double aspect dining kitchen with smart, granite topped units and a range of good quality integrated appliances. Dual aspect sitting room with multi fuel stove. Central hallway and up to four bedrooms, bathroom and separate cloakroom.

Lowside Gardens is set in mature gardens with all sides, with the land extending to the south and east. The land is currently arranged as five separate paddocks securely stock fenced and with water laid on.

LOCATION

Lowside Gardens is situated down Middle Lane, a quiet lane to the south of Snainton village. The property is set well back from the road side and has a private position with open views to all sides. Snainton is a well-served village some eight miles to the east of Pickering and approximately nine miles from Scarborough. The village has a primary school, doctors' surgery, recreation ground, parish church, two pubs and fish and chip takeaway with small shop. The village is well placed for access to the A64 and the railway station at Malton. Leeds & Edinburgh.



ACCOMMODATION COMPRISES

BOOT ROOM/UTILITY ROOM

3.54 m (11'7") x 2.78 m (9'1")

Composite door out to the side. Windows to both sides. Belfast sink. Washing machine point. Oil fired central heating boiler. Radiator.



SITTING ROOM

5.46 m (17'11") x 3.30 m (10'10")

Dual aspect room with windows to the front and side. Multi fuel 'Morso' stove set upon a slate hearth. Coving. Television point. Radiator. Double door into;



BREAKFAST KITCHEN

5.88 m (19'3") x 3.73 m (12'3")

A double aspect room with windows to the front and side. Range of fitted base and wall units with polished granite tops incorporating a range of integrated appliances, electric double oven, hob with extractor and dishwasher. Sink unit. Radiator.



BEDROOM ONE/DINING ROOM

3.63 m (11'11") x 3.45 m (11'4")

Casement window to the rear. Range of fitted wardrobes. Radiator.



HALLWAY

Half glazed door out to the front with window to the side. Airing cupboard housing the hot water cylinder with immersion heater. Radiator.

BEDROOM TWO

3.64 m (11'11") x 3.00 m (9'10")

Window to the side. Two radiators. Coving.



BEDROOM THREE

2.73 m (8'11") x 2.68 m (8'10")

Window to the side. Coving. Radiator.

STUDY/BEDROOM FOUR

3.47 m (11'5") max x 3.00 m (9'10")

Fitted storage. Window to the front. Radiator. Telephone point.



SEPARATE WC

1.70 m (5'7") x 0.90 m (2'11")

Low flush WC. Window to the front. Tiled walls.

BATHROOM

1.70 m (5'6") x 1.48 m (4'10")

Newly fitted bath with shower overhead. Tiled walls. Pedestal wash hand basin. Chrome heated ladder towel rail. Casement window to the front.



BUILDINGS

Within the grounds are a range of useful buildings which comprise the following:



AGRICULTURAL BUILDING

18.50 m (60'8") x 8.70 m (28'7")

Electric light and power. Sliding metal doors to the front.

WORKSHOP

5.90 m (19'4") x 3.17 m (10'5")

HAY/ FEED STORE

5.90 m (19'4") x 4.56 m (15'0")

BARN

9.24 m (30'4") x 7.94 m (26'1")

GARAGE BUILDING WITH ADJOINING STORE

5.30 m (17'5") x 5.20 m (17'1")

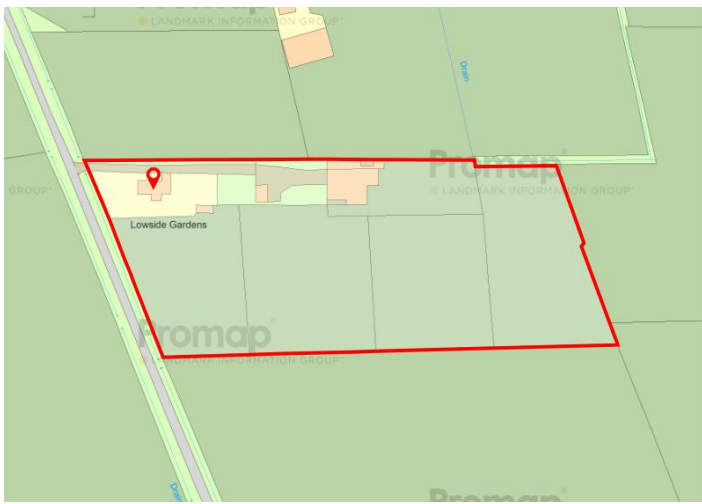
TIMBER SHED

7.40 m (24'2") x 3.60 m (11'8")

LAND & GROUNDS

As a whole the property sits within of 4.76 acres, of this around 4 acres is arranged as a number grass paddocks, securely stock fenced. Over 80 new trees have been planted along the western boundary and further landscaping works have been undertaken to improve the land and grounds. The remainder makes up the mature gardens which surround the property, the large parking area and area of hardstanding to the front of the agricultural buildings.

In all it is an immensely practical and ideal set up for those with equestrian or smallholding interests. Mains water and power are laid on to the land and buildings respectively.





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 and electric. Drainage is to a septic tank treatment centre. Recently replaced and compliant with the most recent EA regulations. Central heating is oil fired.
- Council Tax:** Band D
- Tenure:** We understand that the property is freehold, and that vacant possession will be granted upon completion.
- Viewing:** Strictly by appointment with the Agent's Pickering office.
- Post Code:** YO13 9AX
- EPC:** Current D/60. Potential A/94
- Please note:** Lowside Gardens is subject to an agricultural occupancy condition which states: 'The occupation of the dwelling house shall be limited to persons employed or last employed in agriculture, as defined in Section 221 of the Town & Country Planning Act 1962, or in forestry, and the dependants of such persons'.

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

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