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The Shearings, Sheeprake Lane, Sewerby, YO15 1DT

Price Guide £695,000

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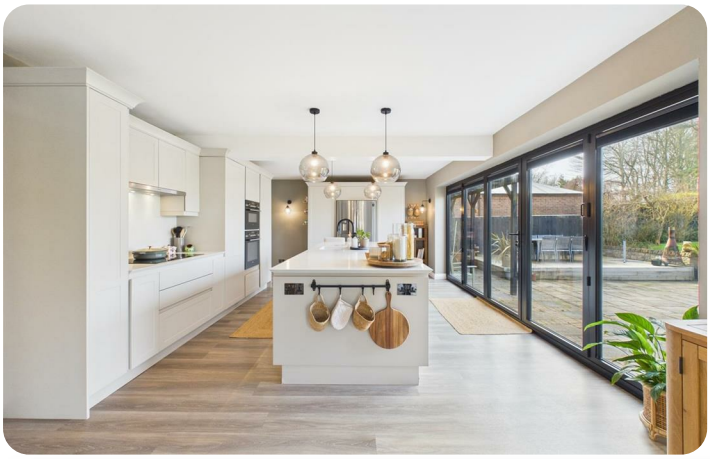

The Property Ombudsman
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The Shearings, Sheeprake Lane

Sewerby, YO15 1DT

Price Guide £695,000

Welcome to Sheeprake Lane on the outskirts of Sewerby village. This stunning executive family home offers an exceptional living experience. With five reception rooms, this detached house provides ample space for both relaxation and entertainment. The property boasts five well-appointed bedrooms and two modern bathrooms, making it ideal for families seeking comfort and convenience.

One of the standout features of this home is the breathtaking open views to the rear elevation, which can be fully appreciated from the stunning modern kitchen. The kitchen is designed with contemporary living in mind, featuring bi-folding doors that seamlessly connect the indoor space to the beautifully landscaped garden, perfect for summer gatherings and outdoor enjoyment.

Situated in a prestigious position opposite the picturesque grounds of Marton Hall, this property is just a short stroll from the amenities of Sewerby Village. Residents can enjoy the Hall, its beautiful gardens, and zoo, as well as scenic coastal walks and the renowned Bridlington Links Golf Course. For everyday conveniences, local shops, supermarkets, and schools are approximately a mile away, ensuring that all your needs are easily met.

With extensive parking and a double available this home is not only spacious but also practical for families and guests alike.

This property must be viewed to truly appreciate all that it has to offer. Don't miss the opportunity to make this exquisite house your new home.

Entrance:

An elegant arched brick porch sets the tone as you arrive, opening through double doors into a truly impressive reception hall. This stunning, light-filled space offers a wonderful sense of scale, complete with a built-in storage cupboard and the comfort of underfloor heating—an inviting introduction to the home beyond.

Wc:

7'6" x 3'2" (2.31m x 0.97m)

Wc, wash hand basin with vanity unit, part wall tiled, extractor, upvc double glazed window and central heating radiator.

Lounge:

27'3" x 12'9" (8.33m x 3.89m)

A wonderfully spacious, double-aspect living space that blends warmth and style. At its heart sits an impressive inset multi-fuel stove, framed by a striking brick surround with soft feature lighting and a slate hearth that adds a touch of rustic elegance. Natural light pours in through a combination of a large uPVC window and two charming arched windows, creating a bright yet cosy atmosphere throughout the day. Two central heating radiators ensure comfort year-round, while uPVC French doors open directly onto the rear garden, seamlessly connecting indoor comfort with outdoor living.

Office:

9'1" x 9'1" (2.79m x 2.79m)

A front facing room, extensive built in cupboards and desk. Upvc double glazed window and central heating radiator.

Snug:

11'2" x 10'5" (3.41m x 3.19m)

A front facing room, two upvc double glazed windows and central heating radiator.

Open plan kitchen/dining/living:

Kitchen:

24'6" x 13'4" (7.47m x 4.08m)

A beautifully designed contemporary kitchen that blends style with effortless functionality. Sleek base and wall units, creating a warm, inviting glow across the stunning marble worktops. The impressive central island becomes the heart of the room — perfect for cooking, entertaining, or simply gathering with family. Cooking is a pleasure here, with an electric double oven and induction hob complete with a modern extractor. An inset sink with an instant hot-water tap and waste disposal adds everyday convenience, while the integrated dishwasher keeps the space clutter-free. There's also ample room for an American-style fridge/freezer, making the kitchen as practical as it is stylish. Comfort meets luxury with underfloor heating beneath your feet and expansive UPVC bi-folding doors that open directly onto the rear garden. Step outside and enjoy uninterrupted views of the countryside — a rare and peaceful backdrop that brings the outdoors right into your home.

Dining room:

11'4" x 8'9" (3.46m x 2.69m)

A side facing room, upvc double glazed bay window and underfloor heating.

Sun room:

13'9" x 10'9" (4.20m x 3.29m)

Over looking the garden and countryside views, underfloor heating, upvc double glazed windows and upvc double glazed French doors.

Utility:

12'6" x 5'4" (3.83m x 1.63m)

Fitted with a range of modern base and wall units, granite worktops, inset one and a half sink unit, part wall tiled and gas boiler fitted 2024. Plumbing for washing machine and dishwasher, upvc double glazed window, central heating radiator and upvc double glazed door to the side elevation.

First floor:

A spacious galleried landing, built in storage cupboard, upvc double glazed window and central heating radiator.

Bedroom:

18'8" x 12'7" (5.71m x 3.84m)

A spacious rear facing double room, modern extensive sliding wardrobes, upvc double glazed window with open views of the countryside and central heating radiator.

En-suite:

8'1" x 7'5" (2.48m x 2.27m)

Featuring a contemporary, well-appointed bathroom suite, this space boasts a luxurious free-standing bath alongside a sleek shower cubicle with a plumbed-in rainfall shower. The WC and wash hand basin are complemented by full-height modern tiling, creating a clean and stylish finish. Natural light flows through the UPVC double-glazed windows, while an extractor fan ensures comfort and ventilation. A chrome ladder radiator adds both warmth and a touch of elegance, completing this inviting and thoughtfully designed bathroom.

Bedroom:

14'6" x 9'4" (4.42m x 2.86m)

A rear facing double room, upvc double glazed window with open views of the countryside and central heating radiator.

Bedroom:

11'11" x 9'3" (3.64m x 2.84m)

A rear facing double room, modern built in wardrobes, upvc double glazed window with open views of the countryside and central heating radiator.

Bedroom:

11'3" x 10'6" (3.45m x 3.22m)

A front facing double room, upvc double glazed window and central heating radiator.

Bedroom:

10'9" x 6'11" (3.29m x 2.11m)

A side facing single room, upvc double glazed window and central heating radiator.

Bathroom:

11'1" x 9'1" (3.40m x 2.79m)

A beautifully appointed modern bathroom featuring a stylish suite and a generously sized shower cubicle with a plumbed-in shower for a truly refreshing experience. The room includes a contemporary WC and a sleek wash hand basin set within a chic vanity unit, offering both practicality and elegance. Tasteful part-tiled walls complement the space, while a UPVC double-glazed window brings in natural light. A chrome ladder radiator adds a touch of luxury as well as warmth, completing this inviting and well-designed room.

Exterior:

To the front of the property is gated access to a extensive block paved driveway. Access to double garage.

Garden:

To the rear of the property, a beautifully designed garden unfolds—a generous paved patio perfect for alfresco dining, a stylish decked terrace ideal for relaxing in the sun, and a lush lawn that invites play, picnics, or peaceful moments. Beyond the garden, uninterrupted countryside views stretch out, creating a sense of space, tranquillity, and connection to nature.

Double garage:

22'6" x 16'11" (6.86m x 5.16m)

Two electric roller doors, power, lighting, upvc double glazed window and courtesy door.

Notes:

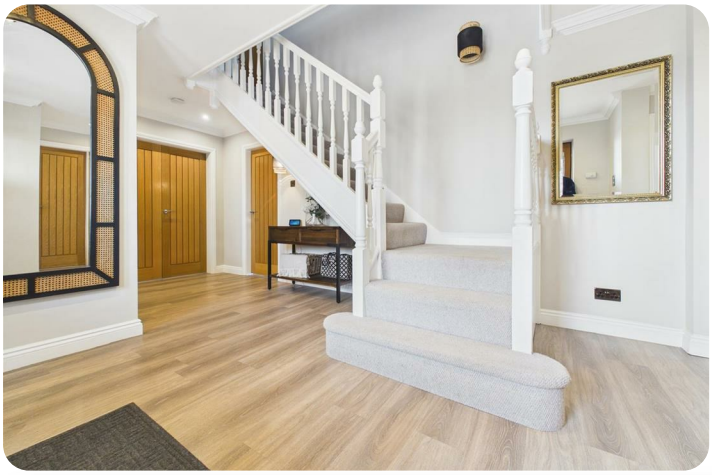
Council tax band: F

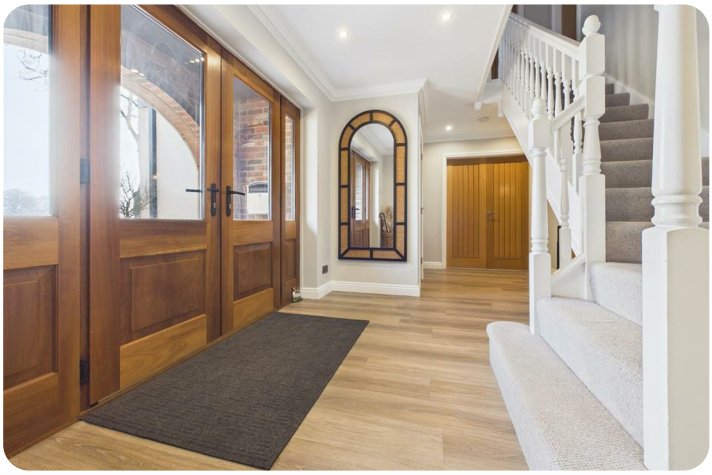
Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.





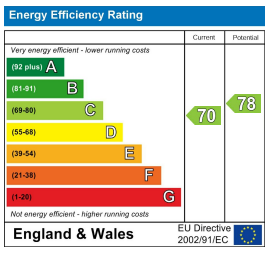
Road Map | Hybrid Map | Terrain Map

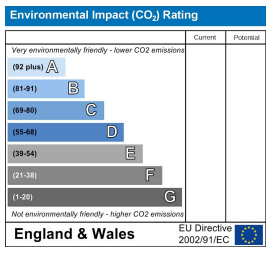
Floor Plan

Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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