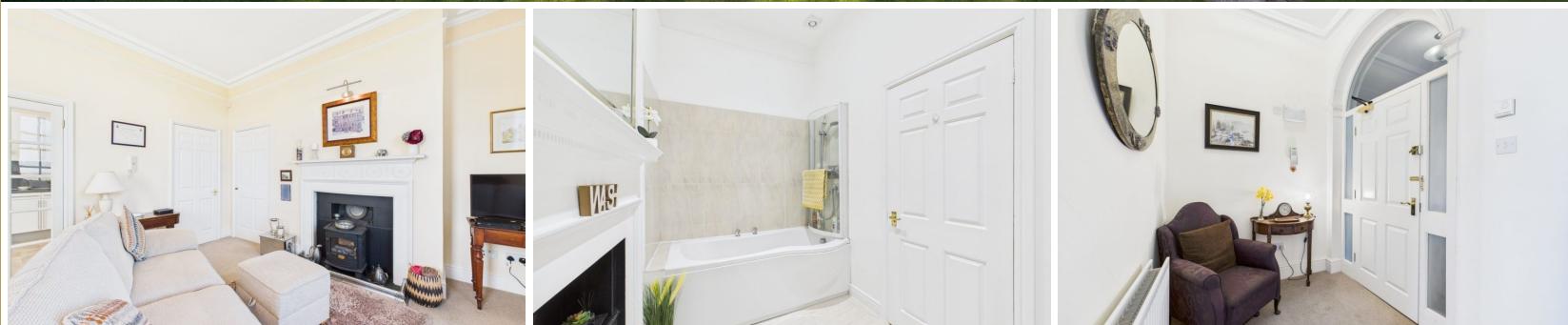




01947 601301

9 THE WOODLANDS, SLEIGHTS

2 BED APARTMENT



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PROPERTY FEATURES

- Luxury Apartment on a Country Estate
- High Ceilings and Sash Windows with Views
- Lounge/Diner with a Georgian Fireplace
- Modern Kitchen with Integrated Appliances
- 2 Bedrooms & Modern Bathroom Suite
- South-Facing Aspect with Stunning Views
- Garage & Residents Parking
- 25 Acres of Grounds, Tennis Court & Fishing Rights on the River Esk
- 999 Year Lease with a Share of the Freehold and a Yearly Service Charge of £3,552

Type: APARTMENT

Availability: FOR SALE

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 1

Parking: GARAGE

Outside Space: COMMUNAL GARDENS

Tenure: LEASEHOLD

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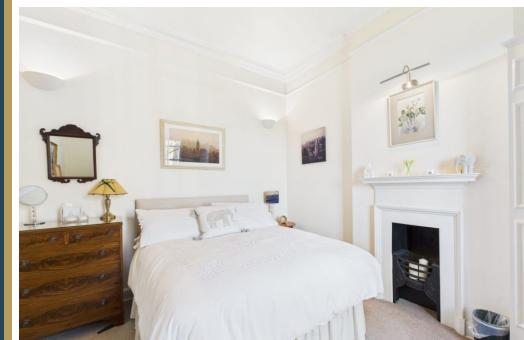
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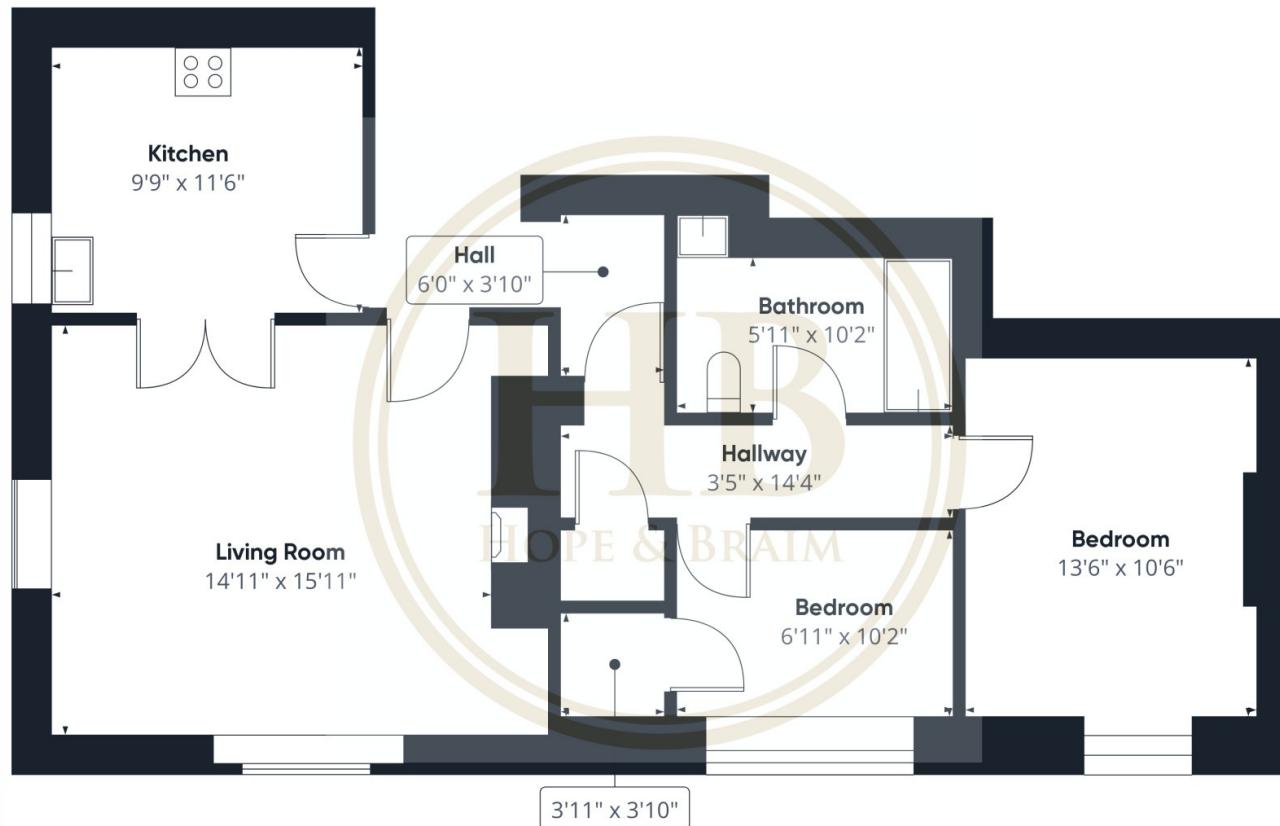
9 THE WOODLANDS, SLEIGHTS- 2 bed Apartment -£210,000



Hope & Braim are delighted to present 9 The Woodlands in Sleights to the market. Nestled within twenty-five acres of landscaped gardens and woodland is this luxury apartment that is part of the development of a Grade II* Listed Georgian Country House. The apartment is on the upper floor and faces south so, boasts superb views over the gardens and the Esk Valley below. The main entrance to the apartments is via an elevated walkway and light-filled, glazed atrium with number nine being on the same level so no stairs. On entering the apartment there is an entrance hall with a door to the kitchen and a long hall to the bedrooms and bathroom. The kitchen has a good range of modern cabinets with integrated appliances and double, glazed doors leading through to the main reception room. This room is an elegant lounge/diner with high ceilings, a feature Georgian Fireplace and two large sash windows with views. Off the hall is a useful storage cupboard that also houses the gas central heating boiler. The two bedrooms comprise a double and a single with the double having a fireplace, and the single having built-in storage. The bathroom has a modern, white, three-piece suite with a shower over the bath, wash-hand basin and WC. Outside there are two rows of garages with each apartment allocated one, plus there is additional residents parking. There are twenty-five acres of grounds with landscaped gardens, woodland, a tennis court, and fishing rights on the River Esk that has migrating salmon & sea trout. The apartment owners own the freehold, so it is self-managed with a restriction that doesn't allow holiday letting. This represents a unique opportunity to acquire a piece of Georgian heritage within one of Yorkshire's most picturesque rural settings, combining period elegance with modern convenience, suitable for permanent residence or as a holiday retreat.



9 THE WOODLANDS, SLEIGHTS- 2 bed Apartment -£210,000



Approximate total area⁽¹⁾
770.79 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

