THE OLD MILL, MILL LANE

CLOUGHTON, NORTH YORK MOORS NATIONAL PARK

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THE OLD MILL

MILL LANE, CLOUGHTON

NORTH YORKSHIRE, YO13 0AB

Scarborough 4 miles, Whitby 14 miles, York 40 miles, Leeds 70 miles (all distances approximate)

A substantial period property set within beautiful grounds and land of 1.8 acres.
Superb private location within easy reach of Scarborough and Whitby and, the Heritage Coast, Dalby Forest and the North York Moors National Park.

- A handsome, stone built, detached residence with attractively presented and versatile accommodation amounting to over 2,700 square feet.
- Entrance Hall - Breakfast Kitchen – Breakfast Room – Garden Room – Dining Room – Sitting Room – Study/Games Room – Cloakroom – Utility Room
- Master bedroom with Dressing room, en-suite Bathroom and balcony terrace overlooking the garden – three further double Bedrooms – house Bathroom.
- Expertly landscaped gardens and grounds including formal garden, holding paddock and woodland. In all 1.8 acres
- A decorative working mill wheel is situated at the front of the property.
- Double garage and ample private parking, the property is situated in a private enclave, convenient for town, coast and countryside.

OFFERS IN THE REGION OF £925,000

DESCRIPTION

A unique period property set within delightful private grounds and land of 1.8 acres, situated in a semi-rural position between Cloughton and Burniston. The Old Mill dates back to around 1820 and was significantly redeveloped around 30 years ago to create a sizeable and spacious four-bedroom period home. Since then, the property has been further improved and retains much of its character, whilst the layout and flow of the stylishly appointed accommodation lend itself well as a modern family home.

The house is situated on the eastern fringe of a small development of just five properties, The Old Mill occupies a plum position with an attractive approach with the mill race running alongside the driveway and providing some charming views from the house.

In all the house provides over 2,700 square feet of attractive, well-proportioned accommodation. In brief amounts to the following: entrance hall, kitchen with solid wood and granite topped units, breakfast room and garden room with doors opening out onto the grounds. Formal dining room, sitting room and study/games room. To the ground floor is a utility room and separate cloakroom. On the first floor are four bedrooms including a master bedroom leading out onto a balcony, dressing room and en-suite bathroom. There is a separate main house bathroom.

The property is set in 1.8 acres of mature gardens and grounds. Combining formal garden with a wilder space comprising a grazing holding paddock, mature woodland and wildlife garden. The stream crosses through the grounds, providing a wildlife haven and an idyllic feel.

There is a large double garage and plenty of parking to be found on the tarmac hard standing. In all the garden and grounds comprise over an acre of the overall plot.

LOCATION

The Old Mill is situated down Mill Lane on is the very southern edge of Cloughton, with easy access down to the coastal paths and just a short walk from the cinder track which leads up to Robin Hoods Bay and down towards Scarborough. Cloughton is a bustling, rural, village some three miles north of the seaside town of Scarborough and is well-served with two public houses and church. A primary school is within walking distance in nearby Burniston.

ACCOMMODATION

ENTRANCE HALL
Panelled front door with inset pane. Oak panelled walls to part. Part vaulted ceiling with feature beams. Windows to both sides.

HALLWAY
Radiator. Window to the front. Wood floor. Feature oak panelled walls to the Dining Room. Picture lights.

KITCHEN
5.80 m (19’0”) x 4.50 m (14’9”)
Range of high quality, solid timber painted kitchen cabinets with polished granite worktops incorporating a one and a half-inset sink unit with mixer tap. Granite topped breakfast bar with seating. Rangemaster stove with extractor overhead. Hand made tiles to the kitchen. Integrated dishwasher. American style fridge freezer. Recessed ceiling lights. Dual aspect with windows to the front and rear. Half glazed door out to the garden. Beamed ceiling with recessed ceiling lights. Radiator. Tiled floor.

BREAKFAST ROOM/LIVING AREA
3.50 m (11’6”) x 2.80 m (9’2”)
Part vaulted ceiling with windows out to both sides, overlooking the garden. Tiled floor. Radiator. Open through to.

GARDEN ROOM
4.60 m (15’1”) x 4.10 m (13’5”)
Windows to all sides and a pitched, glazed roof. French windows leading out to the garden. Radiator.

DINING ROOM
4.10 m (13’5”) x 2.90 m (9’6”)
Feature fireplace. Beamed ceiling. Casement window to the rear. Panelled walls to part. Radiator.

SITTING ROOM
5.30 m (17’5”) max x 4.50 m (14’9”) max
Triple aspect room with windows to the front, rear and side. Wood burning stove set into a stone and tiled inglenook fireplace. Beamed ceiling to part with recessed lights. Wall and picture lights. Television point.

STUDY/GAMES ROOM
4.80 m (15’9”) x 4.00 m (13’1”)
Window to the rear. Oak floor. Coving. Wall and picture lights. Radiator.

CLOAKROOM
2.40 m (7’10”) X 1.40 m (4’7”)
Low flush WC. Wash hand basin. Window. Radiator. Fitted storage cupboard.

UTILITY ROOM
2.40 m (7’10”) X 1.70 m (5’7”)
Fitted base units incorporating a sink unit. Cupboard housing the central heating boiler. Tiled floor. Washing machine point. Door to the outside.

Sitting Room

Study/Games Room

FIRST FLOOR

LANDING

Windows to the rear elevation. Radiators. Wall and picture lights. Telephone point. Overhead storage area.

MASTER BEDROOM

4.30 m (14’1”) x 4.00 m (13’1”)

A light and bright main bedroom with windows rear and side and a half-glazed door leading out onto the balcony terrace. Range of fitted bedroom furniture. Wall light. Radiator. Coving.

DRESSING ROOM
4.80 m (15’9”) x 2.70 m (8’10”)
Range of fitted bedroom furniture. Radiator. Recessed ceiling lights. Window to the side.

EN-SUITE BATHROOM
3.60 m (11’10”) x 2.30 m (7’7”)
Bathtub with a fully tiled surround and a view right onto the mill stream. Corner shower cubicle with dual rain head shower and a tiled surround. Cantilever basin set on a granite topped stand with fitted storage. Wall hung WC with concealed cistern. Heated ladder towel rail. Tiled floor with underfloor heating. Wall lights. Recessed ceiling lights. Dual aspect.

BEDROOM TWO
4.70 m (15’5”) x 3.70 m (12’2”)
Dual aspect with windows to the rear and side. Pair of radiators. Range of fitted wardrobes.

BEDROOM THREE
6.00 m (19’8”) x 3.60 m (11’10”)
Half glazed French doors out onto the balcony terrace. Window to the rear overlooking the garden. Radiator. Recessed ceiling lights.

BEDROOM FOUR
4.10 m (13’5”) x 3.50 m (11’6”)
Window to the rear overlooking the garden. Radiator. Fitted storage cupboard.

BATHROOM
3.10 m (10’2”) x 2.90 m (9’6”)
Bath with tiled surround and electric shower. Pedestal wash hand basin. Low flush WC. Radiator. Oak wood floor. Window to the rear. Airing cupboard housing the hot water cylinder and with slatted shelving.

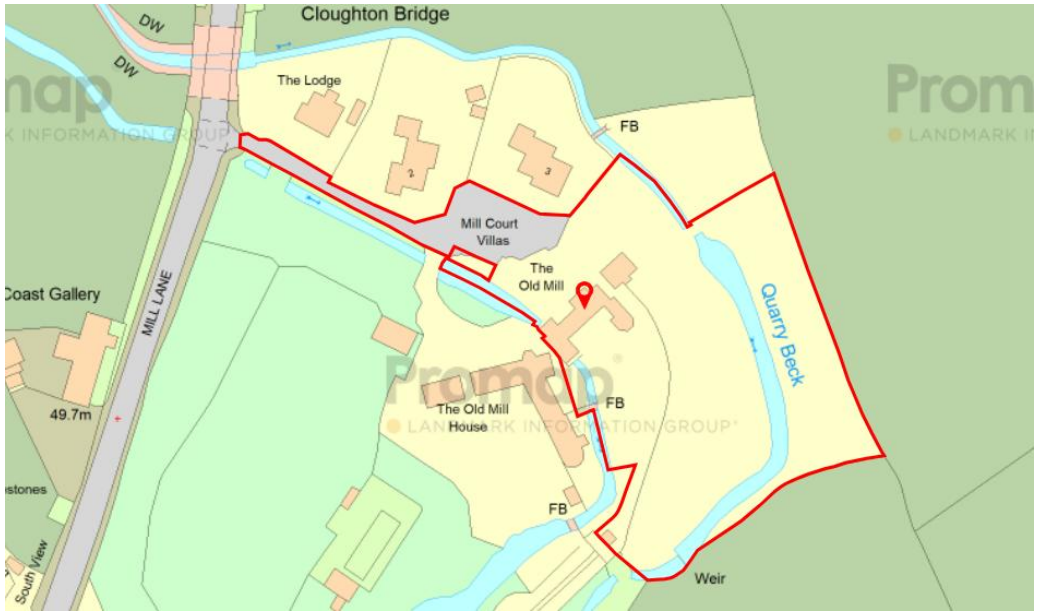
GARDEN & GROUNDS

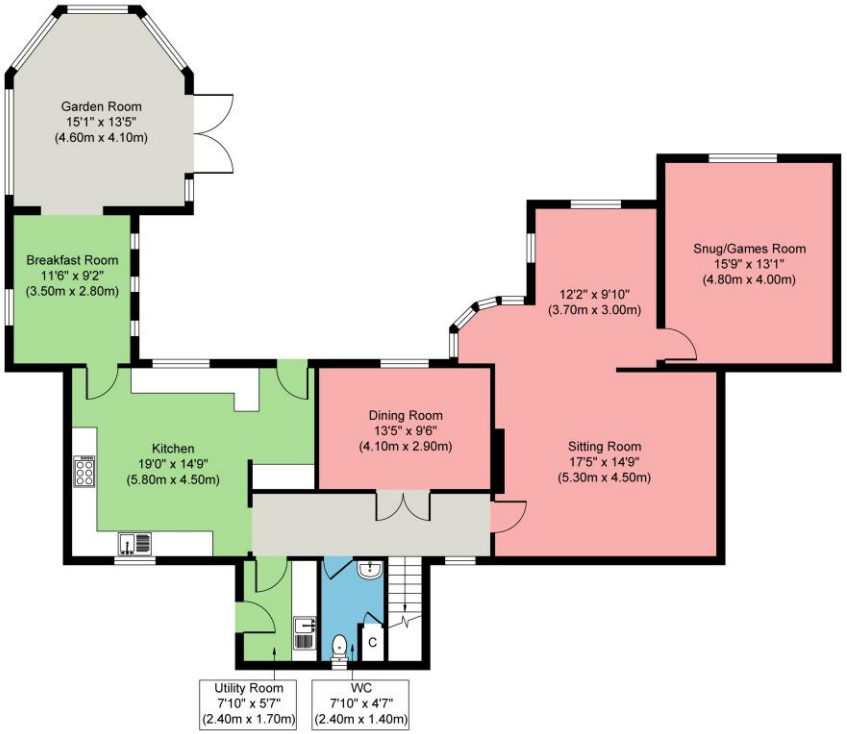
Th Old Mill is situated within a small enclave of just five properties just on the approach to Cloughton village. The property is set back on the eastern edge with a private driveway, leading up to the detached double garage.

One of the primary attractions of The Old Mill are the beautifully landscaped grounds which combine formal lawn with herbaceous, and shrub borders all the while framing the mill stream and pond which run through the garden and are a haven for wildlife. Leading into the garden is a stone paved patio area, with the access from the kitchen and garden room. A bridge crossing the stream rom the paddock leads to a woodland and wildlife area with a number of mature trees. There is a large double garage and plenty of parking to be found on the tarmac hard standing. In all the garden and grounds comprise over an acre of the overall plot.

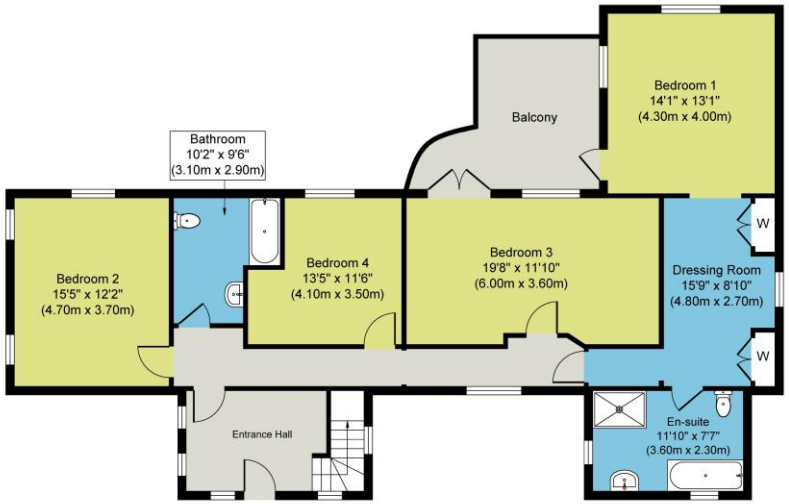
GARAGE
7.55 m (24’7”) x 5.60 m (18’3”)
Matching stone and tile construction. Light and power. Steps up to first floor storage. Pair of up and over doors; one electric and one manual. Side door.

GARDENERS WC
Traditional stone construction. Low flush WC. Wash hand basin.





Ground Floor
Approximate Floor Area
1,521 sq. ft
(141.33 sq. m)



First Floor
Approximate Floor Area
1,281 sq. ft
(118.97 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 - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

Current D/65. Potential B/85.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766. email: judith.simpson@cundalls.co.uk.

GENERAL INFORMATION

Services:	Mains electric, water, gas and drainage.
Local Authority & Planning:	North Yorkshire County Council & North York Moors Park Authority
Council Tax:	Band G
Tenure:	The property is Freehold, and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode:	YO13 0AB

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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 in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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