



Adam Hymas

BESPOKE PROPERTY

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• 1 The Beeches, Great Habton, Malton, North Yorkshire, YO17 6RS •

Property Description

1 The Beeches is a distinctive detached family residence set in an attractive position within the sought-after village of Great Habton.

The property offers well-presented and thoughtfully arranged accommodation over two floors.

The ground floor features a welcoming entrance hallway, a study ideal for home working, a cloakroom, a large comfortable sitting room, a well-appointed kitchen, a separate dining room and a utility room, making this the perfect family home.

Upstairs, the first floor landing leads to a spacious principal bedroom with an en-suite shower room, along with three additional great-size bedrooms and a high-spec modern family bathroom.

Outside, the home enjoys a substantial, attractive garden to both the front and rear, featuring established borders with mature plants and shrubs as well as a pleasant seating area with a high-quality pergola for outdoor relaxation.

To the front, the property benefits from a large block paved private driveway that provides off-street parking and leads to the double garages. The double garages provide excellent secure storage space. A small area of the second garage has been divided to make space for a workshop.

Call Bespoke Property Agency for a private viewing of this outstanding country property today!



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Spacious detached four-bedroom property

Popular village location

Large driveway with double garages

Separate utility and dining room

Substantial rear and front gardens



Location

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Great Habton is a charming rural village with a well-used village hall and a popular local pub. School transport is available for nearby primary and secondary schools. The market towns of Pickering, approximately six miles to the north-east, and Malton, around 5.5 miles to the south, both offer a wide range of everyday amenities, shops, and leisure facilities.

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Ground Floor
Gross Internal Area: 79.1 m² ... 851 ft²



First Floor
Gross Internal Area: 75.6 m² ... 814 ft²

Entrance Porch

Wide open entrance porch, window to front, door to front aspect, carpet, radiator, under-stairs storage

Study

Window to front, radiator, carpet flooring

Lounge

Two windows to side aspect, window to rear aspect, radiator, open fire and surround, laminated flooring, double doors to the dining room

Kitchen

Beech worktops, shaker-style wall and base units, LED under-counter lighting, ceramic sink, window to front aspect, Integrated - BOSCH induction hob, dishwasher, fridge. Vinyl flooring, spotlights, breakfast bar.

Dining Room

Laminated flooring, double doors to the lounge space, patio doors to the rear garden terrace, radiator

Utility Room

Sink drainer, window to rear aspect, door to rear aspect, door leading into the garages, space for a washing machine and tumble dryer, spotlights

Landing

Radiator, carpet flooring, loft hatch access (part boarded loft), airing cupboard housing immersion tank.

Bedroom One (Master)

Window to rear, radiator, fitted wardrobes, carpet flooring, double in size, en-suite shower-room.

En-suite

Shower cubicle, tiled flooring and walls, w/c, wash hand basin, towel rail, window to rear and side aspect, wash hand basin with vanity, LED mirror, spotlight.

Bedroom Two

Window to front aspect, radiator, carpet flooring, fitted wardrobes, double in size.

Bedroom Three

Window to front aspect, radiator, carpet flooring, fitted wardrobes, double in size.

Bedroom Four

Window to rear aspect, radiator, double in size, carpet flooring

Family Bathroom

Bath with rainfall shower above, spotlights, window to front aspect, tiled walls, w/c, concealed flusher, window to front aspect, wash hand basin with vanity cupboard, LED mirror, extractor fan.

Rear Gardens

Shamrock garden shed, large lawn, enclosed with fence and hedge boundaries, raised decking seating area, high-quality metal pergola, paved patio seating area, flower bed borders.

Front of Property and Parking

Large block-paved multi-car driveway, grass lawn, hedge boundaries to the side and front.

Double Garages

Two up and over doors to the front, light and power, separate workshop divided by a stud wall.

Disclaimer

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