

## CANDLER HOUSE, 73 GARTH END ROAD, WEST AYTON



Attractive Grade II Listed property with characterful accommodation enhanced by a number of period features set in good sized grounds in a popular village location

Accommodation comprises; entrance hall, drawing room, kitchen, living/dining area, formal dining room study, utility room and cloakroom. To the first floor there is a master bedroom with adjoining en-suite shower room, three further double bedrooms, shower room, bathroom, and two separate cloakrooms.

Separate annexe with attractive living area and a large first floor bedroom  
Gardens to the front and side and enclosed courtyard to the rear. Ample off street parking.  
Central heating is gas-fired.

### GUIDE PRICE £370,000

Candler House is an attractive Grade II listed property, and offers substantial period accommodation set in good sized grounds in a village location. The oldest portion of the house is Georgian, built in the late 18th Century, and includes a number of attractive period features and include, parquet flooring to part, panelled doors, cornicing and sash windows, including a fine canted bow window to the drawing room



The accommodation briefly comprises: handsome entrance hall, drawing room with open fire and fine bow window, traditional kitchen, living/dining area, formal dining room, study, utility room and cloakroom. To the first floor there is a master bedroom with adjoining en-suite shower room, three further double bedrooms, shower room, bathroom, and two separate cloakrooms. There is also an annexe with an attractive living area and a large first floor bedroom. The annexe is attached to the property but benefits from an independent access from the main house and therefore offers a wide range of possible uses.

The walled grounds amount to roughly half an acre and comprises a generous lawn complimented by a range of well stocked borders with a number of mature trees and shrubs including a fine weeping ash, patio area, pond, vegetable plot, chicken hut and run, garden shed and greenhouse. There is a sheltered courtyard and rear yard at the back of the property and ample parking can be found both to the front and the rear of Candler House.

West Ayton is an attractive village close to the busy sea-side town of Scarborough. The two villages of East and West Ayton are exceptionally well-served and benefit from a large range of amenities including; primary school, library, parish church, doctors surgery, pharmacy, village shop and two public houses. From West Ayton there is easy access to Scarborough (approx. 5 miles) Pickering (approx. 13 miles) and Malton (approx. 19 miles) and also onto the A64. York is approximately 36 miles away, with its many facilities including mainline railway station.

#### ACCOMMODATION COMPRISES

##### FRONT DOOR

Original timber panelled door with arched fan shaped light over.

##### ENTRANCE HALL

5.22 m(17'2") max x 2.72 m(8'11")

Beautifully proportioned entrance hall with parquet flooring. Moulded cornicing. Ornate ceiling rose. Queen Anne Staircase to First Floor. Deep fitted coat cupboard. Under stairs storage cupboard housing electric consumer panel. Under stairs cupboard with shelving.



##### DRAWING ROOM

5.56 m(18'3") x 5.21 m(17'1")

Bow window to the front elevation. Window to the side elevation overlooking the garden. Moulded cornicing. Picture rail. Moulded ceiling rose. Open fireplace with marble hearth, surround and mantel with decorative scrolls and with cast iron insert and tiled surround. Three radiators.



##### REAR HALL

Parquet floor. Radiator. Telephone point. Door to dining room study and annexe beyond. Door to;

## KITCHEN

5.62 m(18'5") x 3.15 m(10'4")

Range of fitted pine base and wall units with tiled tops with under cupboard lighting and incorporating one and a half single drainer sink unit with mixer tap. Feature arches. Rosieres integrated oven with four ring gas hob. Automatic dishwasher point. Granite topped free standing pine butchers block. Fitted dresser. Radiator, open plan to;



## DINING/LIVING AREA

6.77 m(22'2") x 3.46 m(11'4")

Three windows to the side elevation. Two radiators. Cast iron gas stove set on a tiled hearth and with brick surround and solid timber mantel. Recessed lighting. Television point. Coving.

## PANTRY

2.17 m(7'1") x 2.15 m(7'1")

Tiled floor. Window to the rear elevation. Range of shelving. Ample space for fridge and freezer.

## UTILITY ROOM

5.37 m(17'7") x 1.72 m(5'8")

Plumbing for automatic washing machine and tumble drier. Range of fitted wall and base units. Single drainer single bowl stainless steel sink unit with mixer tap. Floor mounted Ideal Mexico gas fired central heating boiler. Recessed lighting Tiled floor. Window to the side. Door to the side, giving access to the rear yard. Access to enclosed yard housing the coal bunker.

## DINING ROOM

4.98 m(16'4") max x 2.85 m(9'4")

Parquet flooring. Coving. Three wall light points. Window to the rear elevation. Radiator.

## STUDY

4.80 m(15'9") x 2.84 m(9'4")

Fitted units incorporating desk, shelving and display cabinets. French windows to the garden. Windows to the side overlooking the garden. Radiator concealed behind fretted cover. Door to;

## REAR ENTRANCE HALL

3.28 m(10'9") x 1.34 m(4'5")

Tiled floor. Exposed brick to one wall. Door to garden. Door to the rear courtyard. Door to Annexe

## FIRST FLOOR

Period Queen Anne turned staircase. Half landing with steps leading off to the front landing and further steps leading to rear landing.

## FRONT LANDING

Casement windows to the rear. Radiator

## BEDROOM ONE

4.54 m(14'11") x 4.29 m(14'1")

Double bedroom. Radiator. Moulded corning. Ceiling rose. Sash window to the the front elevation. Window to the side with lovely views over the garden. Television point.

## EN-SUITE SHOWER ROOM

2.89 m(9'6") x 0.77 m(2'6")

Fully tiled walls and floor. Shower cubicle with Mira Sport shower over. Pedestal wash hand basin set in vanity unit. Extractor fan.

## BEDROOM TWO

3.74 m(12'3") x 3.17 m(10'5")

Double bedroom. Sash window to the front elevation. Radiator. Corning. Ceiling rose. Deep fitted cupboard with ample hanging space. Deep fitted cupboard with shelving.



## SEPARATE WC

1.50 m(4'11") x 0.70 m(2'4")

Low flush WC. Pedestal wash hand basin. Extractor fan.

## REAR LANDING

Radiator.

## BEDROOM THREE

4.94 m(16'2") x 2.70 m(8'10")

Large double room. Range of original fitted cupboards. Window to the rear elevation. Radiator. Television point. Coving. Loft access hatch.

## SHOWER ROOM

1.83 m(6'0") x 1.40 m(4'7")

Fully tiled walls and floor. Shower-lux corner cubicle with electric over shower over. Recessed lights. Heated ladder towel rail. Pedestal wash hand basin. Window to the rear. Loft access hatch.

#### BATHROOM

2.56 m(8'5") x 1.67 m(5'6")

Fully tiled walls. Bath with hand held shower attachment. Radiator. Window to the rear elevation. Pedestal wash hand basin. Electric light and shaver point.

#### SEPARATE WC

1.60 m(5'3") x 0.90 m(2'11")

Low flush WC. Window to the rear elevation.

#### BEDROOM FOUR

5.94 m(19'6") x 2.85 m(9'4")

Coving. Range of fitted wardrobes. Windows to the side and front with lovely views over the garden. Electric night storage heater. Television point.

#### ANNEXE

#### LIVING AREA

5.71 m(18'9") x 5.23 m(17'2")

Tiled floor. Exposed brick wall to one side. Television point. Cast iron wood burning stove set a a brick hearth and with brick surround and stone over mantel. Fitted corner cupboard. Windows to the rear and side elevation. Timber table door with access to the rear. Wooden stairs to the First Floor;



#### BEDROOM

4.60 m(15'1") max x 4.53 m(14'10")

Sloping ceiling. Two velux windows to the front. Exposed beams.

#### OUTSIDE

Candler House sits in quite extensive grounds, amounting to roughly half an acre and comprises a large lawned area, numerous well stocked borders housing a variety of shrubs, planting and trees including a number of fine holly trees, handsome weeping ash and

beech and a paved patio area, facing south and west and ideal for al fresco dining. A most useful greenhouse and log shed stand to the rear with a chicken shed and run in the far corner, there is also a good sized raised vegetable plot. The garden is enclosed at the front by a brick and stone topped wall and offers a good degree of privacy. To the rear of the property is an enclosed courtyard and block paved rear yard with garden shed. Ample parking can be found both to the front and to the rear of the property.



#### GENERAL INFORMATION

Services: Mains water, gas, drainage and electricity. Gas fired Central Heating.  
Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
Council Tax: Band F  
Planning: North York Moors National Parks Authority. The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP. Tel: 01439 770657. Tel: 01723 232323.  
Viewing: Strictly by appointment with the Agent's Pickering office.  
Legal: Candler House has a right of way over the rear of the property. The parking area to the front is owned by Candler House and the property on the northern gable end has a right of way over this.

#### ADDITIONAL INFORMATION

*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.*

*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.*

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