

THWAITE HOUSE, BACK LANE SOUTH, MIDDLETON



Traditionally Styled Detached Family House in Stone and Pan-tile.

Accommodation briefly comprises; four bedrooms, all of which are doubles including master bedroom with en-suite shower room, further family bathroom, three reception rooms, utility room and cloakroom.

Gardens to the front and rear. Single garage with ample parking. Gas Central Heating and Double Glazing . South-facing Position in Convenient Village Location.

NHBC Guarantee

GUIDE PRICE £360,000

Thwaite House is a well proportioned and beautifully presented family home quietly located in the village of Middleton close to the historic market town of Pickering. Constructed in 2006 from coursed stone and under a clay tile roof, the property combines the traditional with the modern and benefits from a 10 year NHBC build guarantee, on which it is understood there to be six years remaining. The double-fronted house has an entrance area opening into a wide entrance hall, which affords access into all the principal ground floor rooms.



The accommodation comprises: three reception rooms, fully-fitted breakfast kitchen with a range of integrated appliances, utility room and cloakroom. On the first floor: landing, master bedroom with en-suite shower room, three further double bedrooms and tiled house bathroom. Central heating is gas-fired and windows are double-glazed sliding sashes in timber frames. Open fire in the sitting room, with a corner chimney breast and French windows opening out onto the rear garden. Thwaite House enjoys a south facing open aspect, affording uninterrupted views across the vale of Pickering towards the Yorkshire Wolds with gardens lying to the front and rear of the property. There is ample parking, both on the tarmac drive and in the single garage

Middleton is a small village on the western periphery of the market town of Pickering. The village is only one and a half miles from the centre of Pickering and has a post office/shop with a petrol filling station which also has a convenience store. Additional local facilities are available in the town, including leisure centre, swimming pool and the newly refurbished Memorial Hall arts venue.

ACCOMMODATION COMPRISES

FRONT DOOR

Timber panelled front door with inset glazed pane. Two matching exterior lights to either side

ENTRANCE HALL

Two windows to the side elevation. Wooden floor. Recessed lights. Radiator. Telephone point. Under stairs cupboard. Return stairs to the balconied landing.

STUDY

2.70 m(8'10") x 2.40 m(7'10")

Window to the front elevation. Telephone point. Radiator.

DINING ROOM

3.60 m(11'10") x 2.90 m(9'6")

Window to the front elevation overlooking the front garden and views beyond. Radiator. Telephone point. Television point.



SITTING ROOM

5.83 m(19'2") x 4.03 m(13'3")

Open fire with stone surround, hearth and mantel. French windows opening out onto the rear garden. Radiator. Television point. Telephone point.



BREAKFAST KITCHEN

5.54 m(18'2") x 2.95 m(9'8")

Range of fitted wall and base units with breakfast bar. Integrated fridge, freezer and dishwasher. Integrated range style oven with five ring gas hob over. One and a half bowl stainless steel sink unit with mixer tap. Tiled splash back. Recessed light. Stone tiled floor. Window to the rear elevation. Ample space for a dining table. Door to;



UTILITY ROOM

2.70 m(8'10") x 1.82 m(6'0")

Range of matching base and wall units incorporating stainless steel sink unit with mixer tap. Cupboard housing wall mounted Ravenheat gas fired combination boiler. Plumbing for a washing machine. Partially tiled walls. Stone tiled floor. Extractor fan. Window to the rear elevation. Part glazed door to the rear. Door to;

CLOAKROOM

2.69 m(8'10") x 1.05 m(3'5")

Low flush WC. Pedestal wash hand basin. Stone tiled floor. Half tiled stone walls. Window to the side elevation. Radiator.

FIRST FLOOR

LANDING

Window on half landing. Radiator. Recessed lights. Two fitted cupboards one with slatted shelving. Loft access hatch

MASTER BEDROOM

4.05 m(13'3") x 4.03 m(13'3")

Two sash windows to the rear elevation overlooking the garden. Radiator. Television point. Telephone point. Door to;



EN-SUITE SHOWER ROOM

1.96 m(6'5") x 1.80 m(5'11")

Matching white suite comprising: low flush WC, wash hand basin and fully tiled shower cubicle. Half-tiled in natural stone and tiled floor. Extractor fan. Electric shaver point. Recessed lighting. Window to the side elevation. Heated ladder towel rail.

BEDROOM TWO

4.00 m(13'1") x 2.74 m(9'0")

Two sash windows to the front elevation with lovely open views. Radiator. Television point. Telephone point.

BEDROOM THREE

3.88 m(12'9") max x 2.99 m(9'10")

Sash window to the front elevation with lovely open views. Radiator. Television point. Telephone point.



BEDROOM FOUR

2.99 m(9'10") x 2.96 m(9'9")

Sash window to the rear elevation overlooking the garden. Radiator. Telephone point.

FAMILY BATHROOM

2.99 m(9'10") x 2.20 m(7'3") average

Matching white suite comprising: low flush WC, wash hand basin, bath and separate inset shower cubicle. Half-tiled in natural stone with tiled floor. Recessed lighting. Window to the side elevation. Heated ladder towel rail.



OUTSIDE

Thwaite House stands slightly elevated and set back, enjoying uninterrupted views to the front and is approached through twin stone built pillars and through a timber five bar gate. Gardens lie both to the front and rear of the property and are largely laid to lawn and with well stocked borders housing a combination of mature shrubs and planting such as laurel and dwarf conifers as well as a number of recent additions including a number of young saplings set behind the low stone wall which marks the front boundary.



To the rear the garden is lawned and with a pond set in the north-west corner. Paved and gravelled paths run around both sides of the property and there is ample parking to the front, both on the lengthy tarmac drive and within the garage itself.



View from the front of Thwaite House

GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.
Council Tax: F
Tenure: It is understood that the properties are to be conveyed freehold.
Planning: Ryedale District Council: Ryedale House, Malton, YO17 7HH.
Tel: 01653 600666.
Viewing: Strictly by appointment with the Agent's Pickering office.

ADDITIONAL INFORMATION

Room sizes are measured in metres to the nearest tenth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is intended only as an approximate guide. The services as described have not been tested and cannot be guaranteed.

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.

C010 Printed by Ravensworth 01670 713330