

## BECKETT HOUSE SCHOOL LANE, NAWTON, HELMSLEY



Superbly appointed family home beautifully presented inside and out and benefiting from a attached one bedroom annexe.

Accommodation briefly comprises; Entrance Hall, stylish fitted Kitchen with snug area. Dining Room and Sitting Room.

Four Bedrooms including an impressive Master Suite with separate Dressing Room and luxury Bathroom and further Family Bathroom.

Attached one bedroom Annexe with Living Room, Kitchen and Wetroom.

Gardens to the front, ample parking and single garage

### GUIDE PRICE £485,000

Beckett House is a superbly appointed family home beautifully presented inside and out and benefiting from a one bedroom attached annexe to the eastern gable end which offers a variety of potential uses. Constructed from local stone and under a pan tile roof some 5 years ago the property seamlessly blends the traditional with the modern, with a number of character features including solid oak doors and staircase. Beckett House has been constructed to an exceptionally high level of energy efficiency and scores in the higher bands for both environmental impact and energy efficiency.



The accommodation briefly comprises; Entrance Hall, stylish fitted Kitchen with snug area. Dining room and large sitting room with cast iron multi fuel stove and offering lovely views south across the vale of Pickering towards the Yorkshire Wolds. On the First Floor are four bedrooms including an impressive master suite with separate dressing room and luxury bathroom and further modern family bathroom.

The one bedroom annexe is attractively presented and comprises of a living dining area with modern fitted kitchen, double bedroom and wet room with shower.

An attractive garden lies to the front of the property, lawned and with an elevated stone pond creating a central focal point. There is ample parking to both side of the property and in the garage.

Nawton is a thriving village lying on the A170 Thirsk to Scarborough road and is approximately three miles from Helmsley and three miles from Kirkbymoorside. The village is particularly well-served with amenities, such as a pub, primary school, secondary school, Indian restaurant and recreation ground and the village is on a good bus route. Beckett House is located on School Lane which is at the top of Chapel Street which is straight off the A170 on the northern side of the village

## ACCOMMODATION COMPRISES

### FRONT DOOR

Painted solid oak panelled door with inset glazed pane with oak leaf motif

### ENTRANCE HALL

Oak staircase with turned spindles leading to the first floor. Generous under stairs cupboard. Coving. Inset light. Coat hooks. Casement window to the rear. Under floor heating.

### CLOAKROOM

2.28 m(7'6") x 0.80 m(2'7")

Low flush WC. Pedestal wash hand basin. Tiled floor with underfloor heating. Partially tiled walls. Extractor fan. Casement window to the rear.

### KITCHEN

6.80 m(22'4") x 3.30 m(10'10")

Range of joiner fitted oak base and wall units with granite tops and incorporating wine rack and one and a half bowl single drainer sink unit and single bowl single drainer sink unit with mixer tap. Under cupboard lighting. Tiled splash back. Six burner Prestige Range with matching extractor hood over. Integrated automatic washing machine. American style fridge freezer set in fitted recess. Automatic dishwasher. Coving. Solid oak floor with under floor heating. Casement window to the front. Door to the front.



Separate snug area with casement window to the front. Double French doors leading to the garden at the front. French windows leading to;



#### DINING ROOM

6.52 m(21'5") x 3.54 m(11'7")

Coving. Under floor heating. Two wall light points. Sash window to the rear. Double doors leading to the garden at the front. Twin sided cast iron multi fuel stove set on hand crafted local stone hearth and surround. Telephone point.



#### SITTING ROOM

6.19 m(20'4") x 4.10 m(13'5")

Inset light. Coving. Television point. Sash window to the rear. Two casement windows to the side. Two casement windows to the front and door leading to the front. Reverse side of twin sided cast iron multi fuel stove set on hand crafted local stone hearth and surround.



#### FIRST FLOOR

##### GALLERIED LANDING

Casement window to the rear.

##### MASTER BEDROOM

4.40 m(14'5") x 4.10 m(13'5") max

Sash window to the front with far reaching views south, across the vale of Pickering and towards the Yorkshire Wolds. Radiator. Television point. Telephone point.



##### DRESSING ROOM

2.60 m(8'6") max x 1.10 m(3'7")

Fitted shelving with hanging space. Cupboard offering further storage space and housing to water cylinder with immersion heater.

##### EN-SUITE BATHROOM

3.98 m(13'1") x 2.23 m(7'4") max

Low flush WC. Pedestal wash hand basin. Corner bath. Shower cubicle set on tiled plinth with tiled walls. Chrome heated towel rail. Tiled walls. Tiled floor. Window to the side elevation. Velux window to the front. Electric light with shaver point. Extractor fan.



#### BEDROOM TWO

3.70 m(12'2") x 3.20 m(10'6") max

Double room. Fitted wardrobe with double doors and with shelving and hanging space. Loft access hatch. Television point. Sash window to the front with far reaching views south, across the vale of Pickering and towards the Yorkshire Wolds. Casement window to the side. Radiator

#### BEDROOM THREE

3.74m(12'3") x 3.10m(10'2")

Double room. Fitted wardrobe with double doors with shelving and hanging space. Television point. Casement window to the front and side. Radiator

#### BEDROOM FOUR

3.50 m(11'6") x 1.97 m(6'6")

Casement window to the rear. Fitted cupboard with hanging space. Telephone point. Television point. Radiator. Currently used as an office and ideally suited as one.

#### FAMILY BATHROOM

2.30 m(7'7") x 1.93 m(6'4")

Matching white suite comprising; Low flush WC. Pedestal wash hand basin. Bath with Aqualisa shower over. Extractor fan. Sash window to the front. Tiled floor. Tiled walls. Electric light with shaver point.

#### ANNEXE

#### FRONT DOOR

Painted timber panelled door. Outside light.

#### ENTRANCE PORCH

Fitted cupboard housing Vaillant gas fired central heating boiler.

#### LIVING ROOM

4.48 m(14'8") x 3.50 m(11'6")

Two wall light points. Painted timber feature fireplace. Coving. Casement window to the side. Sash window to the front. Telephone point. Television point. Electric consumer unit housing fuses. Door to Bedroom. Door to Wet room.

#### KITCHEN

2.51 m(8'3") x 1.58 m(5'2")

Range of matching base and wall units incorporating Electrolux four ring gas hob and oven. Automatic washing machine point. Single drainer single unit sink unit with mixer tap. Tiled splash back, Wood floor. Space for fridge freezer. Casement window to the rear.



#### BEDROOM

3.50 m(11'6") x 2.90 m(9'6")

Coving. Casement window to the rear. Fitted cupboard with shelving. Television point. Telephone point.



## WETROOM

1.83 m(6'0") x 1.73 m(5'8")

Fully tiled floor and walls. Chrome shower over part. Low flush WC. Pedestal wash hand basin. Extractor fan. Casement window to the front.

## OUTSIDE

Beckett House is set behind low stone walls with matching gate posts topped with stone finials. There is ample parking on the drive to the western gable end and in the drive at the eastern gable end, with access through two sets of matching timber painted gates.



## SINGLE GARAGE

Matching stone and pan tile construction. Metal up and over door. Electric light and power. Fitted shelves with workshop area.



To the front of the property the garden is remarkably private, immediately to the front is a hard standing block paved patio area planted up with wall climbing shrubs and offering a pleasant spot to sit and take in the far reaching views south. The garden is largely laid to lawn with well stocked borders and plantings creating plenty of colour and interest. At the centre is a raised stone pond and water feature which provides a focal point for the garden. There is a most useful garden shed to the side with and an outside tap. The garden is edged by a low stone wall to the south and overlooks open fields . Outside light.





**GENERAL INFORMATION**

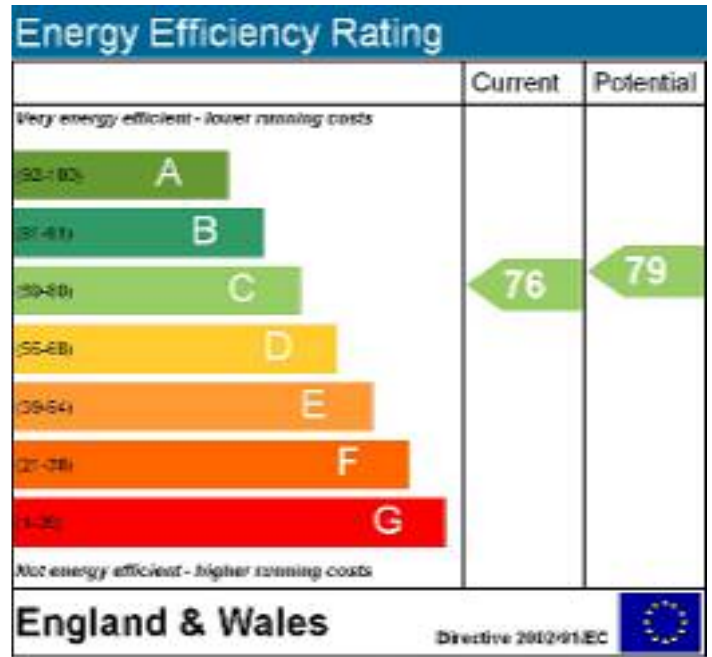
Service: Mains water, drainage, electric and gas. Central heating is gas-fired.  
 Council Tax: Band E  
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
 Viewing: Strictly by appointment with the Agent's Pickering office.

**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.

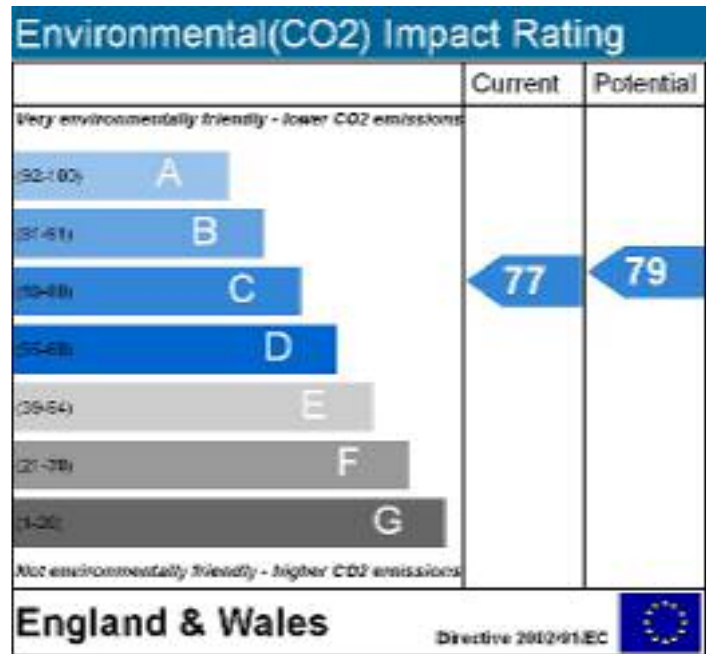
These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

**ENERGY EFFICIENCY GRAPH FOR BECKETT HOUSE**



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**ENVIRONMENT IMPACT GRAPH FOR BECKETT HOUSE**



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.