

ASHCROFT HIGH MARISHES



A substantial detached dormer bungalow offering flexible and generously proportioned four bedroom accommodation over two floors, standing on a good sized plot with a sunny south facing, low maintenance garden and open interrupted views to the rear.
Attached double garage.

OFFERS AROUND £330,000

Ashcroft was comprehensively modernised some ten years ago and improvements works include; re-roofing, new electrics and plumbing and double glazed throughout. The well presented accommodation briefly comprises; hallway, sitting room with cast iron wood burning stove, sunny south facing sun/garden room which is arranged as both a snug and dining room, breakfast kitchen with separate pantry and utility room. Two double bedrooms on the ground floor along with a house bathroom and two bedrooms, also doubles, on the first floor, one with the benefit of a cloakroom.



To the rear there is a most attractive easy to maintain garden with lovely uninterrupted far reaching views southwards towards the Yorkshire Wolds. To the front the property is set back behind a low brick wall with a gravelled area to the side of the double garage.



High Marishes is a rural location yet conveniently located just off the A169 Malton to Pickering Road and as such has excellent road links with Malton, York and the A1(M) motorway network. Malton lies 4.5 miles to the south and Pickering 4 miles to the north, all local amenities can be found in both towns. A bus stop with direct bus routes to Malton, Pickering and the surrounding area is close by.

ACOMMODATION COMPRISES

FRONT DOOR

Upvc glazed paned front door. Security light over.

ENTRANCE HALL

3.00 m(9'10") x 1.28 m(4'2")

Radiator. Archway though to;

HALLWAY

Telephone point. Radiator. Stairs to the First floor. Generous under stairs cupboard. Internal arch window. Doors to. Beds 1 and 2 and Bathroom. Door to Kitchen. Door to;

SITTING ROOM

4.50 m(14'9") x 4.20 m(13'9")

Cast iron wood burning stove set on a stone hearth with brass edging. Brick surround and timber over mantel. Four wall light points. Picture light. Coving. Ceiling rose. Television point. Radiator. Window to the side elevation. French doors opening out into;



SUN ROOM

5.70 m(18'8") x 3.00 m(9'10")

Television point. Radiator. Coving, Ceiling rose. Exposed beam. Windows to the front and side. French windows opening onto the garden. Ample space for a dining table.



BREAKFAST KITCHEN

3.76 m(12'4") x 3.73 m(12'3")

Range of matching base and wall units with under cupboard lighting and glass fronted display cabinets. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Tiled splash back. Electric cooker point with extractor hood over. Radiator. Exposed beam. Window to the rear over looking the garden and towards open countryside. Telephone point. Glass pane door to Hallway.



PANTRY

2.20 m(7'3") x 1.06 m(3'6")

Fitted shelving.

UTILITY ROOM

4.71 m(15'5") x 1.68 m(5'6")

Windows to the side elevation. Automatic washing machine point. Floor mounted Trianco Eurostar oil fired central heating boiler. Door to the rear.

BEDROOM ONE

4.58 m(15'0") x 4.20 m(13'9")

Large double room. Range of fitted wardrobes. Half bay window to the front elevation.



BEDROOM TWO

4.26 m(14'0") max x 3.43 m(11'3") max

Double room. Half bay window to the front elevation.

HOUSE BATHROOM

3.08 m(10'1") x 2.40 m(7'10") max

Matching suite comprising; low flush WC, pedestal wash hand basin set in vanity unit with cupboards above. Bath with shower attachment over. Partially tiled walls. Window to the side elevation.

FIRST FLOOR

LANDING

Window to the rear elevation. Fitted cupboard housing hot water cylinder with immersion heater.

BEDROOM THREE

4.60 m(15'1") x 3.68 m(12'1")

Double room. Radiator. Window to the rear and side elevations. Fitted cupboard with slatted shelving and radiator.

BEDROOM FOUR

4.60 m(15'1") max x 3.62 m(11'11") max

Double room. Window to the rear elevation. Radiator. Generous fitted cupboard. Eaves storage cupboard. Door to;

CLOAKROOM

1.28 m(4'3") x 1.06 m(3'6")

Low flush WC. Pedestal wash hand basin. Window to the side elevation.

OUTSIDE

GARDEN

Ashcroft faces the south with open and uninterrupted views for miles over the surrounding countryside and towards the Yorkshire Wolds rising in the distance.



A hard paved patio area stands to the side, ideally positioned to take in the afternoon and evening sun and beyond is a gravelled area interspersed with a number of different beds and rockeries each housing an array of herbaceous plants and flowerbeds including heathers, roses and honeysuckle which help to create a garden which is both remarkable easy to maintain yet brimming with colour and scent. Two substantial outbuildings stand to either side of the garden and comprise of a wood store and garden shed.



Hard standing extends around the eastern gable end of the property and to the front which is partially gravelled to the front of the double garage, offering parking and turning space.



WOOD SHED

4.20 m(13'9") x 2.22 m(7'3")

Timber stable door. Concrete floor. Window to the side

GARDEN SHED

3.20 m(10'6") x 2.20 m(7'3")

Crick construction under a pitched pan-tile roof. Concrete floor. Windows to both sides. Shelving. Standing in an area of hard standing.

GARAGE

6.10 m(20'0") x 4.64 m(15'3")

Concrete floor. Metal up and over door. Storage over head. Electric light and power. Windows to the rear and side. Personal door at the rear.



GENERAL INFORMATION

Services: Mains electricity and water. Oil fired central heating. Private drainage to the septic tank drainage

Council Tax: Band E

Tenure: It is understood that the property is Freehold and vacant possession will be granted upon completion..

Viewing: Strictly by appointment through the agents 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.*

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