

## ASHBROOK HOUSE 142 MAIN STREET, EBBERSTON



Attractive stone and pan tile family home quietly located on the southern fringe of Eberston

Spacious and well-presented accommodation comprises: entrance hall, sitting room, dining kitchen, utility, cloakroom and conservatory.

On the First Floor: master bedroom with luxury en-suite bath room, two further bedrooms and family bathroom.

On the Second Floor; two double bedrooms and further bathroom

Gas central heating and fitted timber double glazing.

Pretty, easily managed garden to the rear and double garage

Remaining balance of build guarantee

### OFFERS AROUND £392,000

Ashbrook House is a charming family village house located on the southern fringes of the pretty village of Ebberston set back from the beck which runs to the front of the property. Constructed only five years ago Ashbrook offers generously proportioned family accommodation over three floors with traditional touches such as; solid oak floors to part and beamed ceilings and contemporary fixtures and fittings including an impressive luxury en-suite bath and shower room and smart modern kitchen. The garden stands to the rear of the property with an open and uninterrupted aspect southwards towards the Yorkshire Wolds rising in the distance. There is a substantial double garage and parking on the paved area directly to its rear. Central heating is gas fired and windows are double glazed set in timber frames. Balance of build guarantee and intruder alarm.

The accommodation briefly comprises; entrance hall, sitting room with beamed ceiling, dining kitchen with integrated units and separate pantry, utility room, cloakroom and south facing conservatory. On the First Floor; master bedroom with walk in wardrobe and luxury en-suite bathroom with freestanding roll top bath and separate shower cubicle. Two further bedrooms and modern family bathroom. On the Second Floor; two double bedrooms and further bathroom.

Ebberston is a pretty village lying to the south of the A170 Scarborough to Thirsk trunk road and with easy access to the A64 and Malton where there is a railway station and connections to the mainline network. The village is some seven miles east of Pickering and eleven miles west of Scarborough. The village has a public house, parish church and a sports ground.

## ACCOMMODATION COMPRISES

### FRONT DOOR

Timber painted front door with full length window panes to both sides. Outside lantern lights.

### ENTRANCE HALL

4.22 m(13'10") x 1.94 m(6'4")

Solid oak flooring. Coving. Radiator. Recessed lighting. Generous under stairs cupboard with shelving. Telephone point. Glazed French windows to Kitchen. Glazed French windows to;

### SITTING ROOM

6.69 m(21'11") x 3.40 m(11'2")

Exposed period central beam. Beamed ceiling. Brick alcove with stone hearth and exposed brick chimney breast surround. Two radiators. Television point. Telephone point. Recessed lights with dimmer switches. Four wall light points. Window to the front elevation. French windows to the Conservatory.



### DINING KITCHEN

6.60 m(21'8") x 3.49 m(11'5")

Range of matching timber painted base and wall units with granite effect work tops, self soft closing drawers and under cupboard lighting. Tiled splash back. Integrated two door NEFF electric oven. Matching NEFF five ring gas hob with Expelair extractor hood over set in Island unit with wicker basket drawers. One and a half bowl single drainer sink unit with mixer tap. Integrated fridge freezer. Integrated Electrolux dish washer.



Solid oak flooring. Exposed period central beam. Beamed ceiling. Two radiators. Two Television points. Telephone point. Recessed lights with dimmer switch. Coving. Windows to the front and side. Door to Utility Room.



#### WALK IN PANTRY

1.94 m(6'4") x 1.13 m(3'8")

Solid oak flooring. Coving. Range of fitted shelving. Electric socket point

#### UTILITY ROOM

2.17 m(7'1") x 1.79 m(5'11")

Solid oak flooring. Matching base units incorporating single bowl single drainer sink unit with mixer tap. Automatic washing machine point. Tumble drier point. Wall mounted Ariston pressurised A rated gas central heating boiler. Window to the rear elevation. Coving. Extractor fan. Recessed lighting. Radiator. Door to Conservatory

#### CLOAKROOM

1.80 m(5'11") x 1.18 m(3'10")

Low flush WC. Pedestal wash hand basin. Wainscoting to part. Extractor fan. Coving. Extractor fan. Recessed lighting. Solid oak flooring. Radiator. Window to the rear elevation. Coat hooks.

#### CONSERVATORY

5.58 m(18'4") x 1.82 m(6'0")

Windows to the front and sides with multi pitch translucent roof. Two wall light points. Radiator. Power points. Television point. Alcove with recessed light over. French windows opening out onto the garden.

#### FIRST FLOOR

##### LANDING

Radiator. Recessed lighting. Coving. Stairs to the Second Floor. Wall light point on stairs up.

##### MASTER BEDROOM

6.68 m(21'11") x 3.48 m(11'5")

Windows to the front and side elevations. Range of painted fitted wardrobes and matching fitted chest of drawers and dressing table. Generous walk in wardrobe with hanging space and fitted shelving. Television point. Recessed lighting with dimmer switch. Coving. Two radiators. Telephone point.



##### EN-SUITE BATHROOM

3.36 m(11'0") x 1.99 m(6'6")

Luxury white suite comprising; low flush WC, Fired Earth

porcelain pedestal wash hand basin set in glass fronted vanity unit. Freestanding bath standing on clawed feet with shower attachment. Fully tiled shower cubicle with chrome shower over. Travertine tiled floor. Partially tiled walls. Recessed lighting. Coving. Extractor fan. Radiator. Wall mounted mirrored cabinets with lights over. Underfloor heating. Window to the rear elevation.



##### BEDROOM TWO

3.70 m(12'2") x 2.82 m(9'3") to wardrobes

Double room. Television point. Coving. Recessed lights with dimmer switch. Window to the rear elevation overlooking the garden. Radiator. Television point. Fitted wardrobes.



##### BEDROOM THREE

2.85 m(9'4") x 2.35 m(7'9") to wardrobes

Television point. Coving. Recessed lights with dimmer switch. Window to the front elevation. Radiator. Television point. Fitted wardrobes with sliding doors

##### FAMILY BATHROOM

2.36 m(7'9") x 1.90 m(6'3")

Matching white suite comprising; low flush WC, pedestal wash hand basin. Bath with tiled surround. Fully tiled curved corner shower cubicle with chrome shower over. Travertine tiled floor. Partially tiled walls. Recessed lighting. Coving. Extractor fan. Chrome heater ladder towel rail. Electric shaver point. Wall mounted mirrored cabinet. Underfloor heating. Extractor fan.

Window to the front elevation.

## SECOND FLOOR

### LANDING

Alcove on half landing with timber sill and lights over. Recessed lighting. Velux window to the rear elevation.

### BEDROOM FOUR

4.26 m(14'0") sloping ceiling x 3.48 m(11'5")

Double room. Conservation roof velux to the front. Velux window to the rear. Television point. Recessed lighting with dimmer switch. Radiator. Eaves storage cupboard.

### BEDROOM FIVE

4.27 m(14'0") sloping ceiling x 3.40 m(11'2")

Double room. Conservation roof velux to the front. Velux window to the rear. Television point. Recessed lighting with dimmer switch. Radiator.

### BATHROOM

1.96 m(6'5") x 1.67 m(5'6") sloping ceiling

Matching white suite comprising; low flush WC, pedestal wash hand basin and bath. Radiator. Two wall light points. Extractor fan.

## OUTSIDE

Ashbrook is approached over a low footbridge, under which runs Eberston Beck, and is set behind low stone walls. A neat garden stands to the front of the property planted with mature shrubs and with a paved path running up to the front door and around the sides to the rear garden. The rear garden faces south and has an open aspect across open countryside towards the Wolds. Immediately to the rear the ground is hard paved with steps up to the lawn which is bordered by well stocked borders housing a number of colourful shrubs and perennials. At the far end is a paved seating area offering an ideal spot to take in the lovely views. There is access to the garage from the rear garden and a further seating area positioned for the afternoon sunshine tucked away to the side. There is a path leading along the lawn to a low hand gate giving access to the front of the garage and the paved parking and turning area. Outside lantern lights and outside taps.

### DOUBLE GARAGE

5.96 m(19'7") x 5.94 m(19'6")

Matching stone and pan tile construction. Twin electric metal up and over doors. Electric light and power. Work bench. Part boarded storage over head. Window and personal door to the rear. There is ample parking and turning space to the front of

the garage, the drive runs to the rear of Ashbrook and onto Main Street.



## GENERAL INFORMATION

Service:	Mains water, drainage, electric and gas. Central heating is gas-fired.
Council Tax:	Band F
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666
Viewing:	Strictly by appointment with the Agent's Pickering office.
Legal:	The drive to the rear of Ashbrook is shared between Ashbrook and the neighbours to both sides Maintenance is shared equally.

## ADDITIONAL INFORMATION

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.

*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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