

## HOME FARM 3 GREEN LANE LEBBERSTON, SCARBOROUGH



Characterful Stone and Pantile Village House in a Quiet Corner of the Village, with Studio/Shop and Large, South-facing Rear Garden.

Two Receptions, Farmhouse Kitchen, Five Bedrooms (Master with En-suite Bathroom) and Family Bathroom. Oil-fired Central Heating.

Further Outbuilding with Potential, subject to Planning,

Parking and Attached Open-fronted Garage. No Onward Chain.

The property has been featured in "Period Living" & "House Beautiful" magazines.

**GUIDE PRICE £395,000**

Home Farm is an attractive stone and pantile village house with converted outbuildings and a large, south-facing rear garden. Believed to have been built around 1700, the property is quietly located on Green Lane and away from the main road. The extensive accommodation is laid out on two floors and comprises: wide entrance hall, two receptions, farmhouse kitchen, pantry and utility. On the first floor: master bedroom with en-suite bathroom, four double bedrooms, bathroom and separate WC. Home Farm is characterised by beamed ceilings, stripped pine doors and floorboards, with an open fire in the dining room and multi-fuel stove in the sitting room. A brick outbuilding at the rear was converted in 2008 to a shop and studio and is presently used by the current owners as an interior design and homewares studio. A further sizeable brick outbuilding offers scope for adaption and re-use, subject to planning consent. From the rear garden there are lovely views over meadows towards the northern escarpment of the Yorkshire Wolds.

### ACCOMMODATION COMPRISES

#### FRONT DOOR

Oak panelled door opening into:

#### ENTRANCE HALL

5.40 m(17'9") x 3.60 m(11'10") max

Stripped floorboards. Window seat. Beamed ceiling. Built-in wine rack. Sealed fireplace. Radiator. Stairs up to first floor. Understairs cupboard.



#### SITTING ROOM

5.40 m(17'9") x 3.70 m(12'2")

French windows to rear garden. Brick chimney breast with stone hearth, housing multi-fuel stove. Television point. Beamed ceiling. Radiator.



#### SIDE ENTRANCE HALL

5.40 m(17'9") x 1.60 m(5'3")

Quarry tiled floor. Beamed ceiling. Glazed doors to dining room and front entrance hall. Telephone point. Timber wainscoting. Door to drive with glazed pane.

#### DINING ROOM

5.20 m(17'1") x 3.70 m(12'2")

Stone fireplace with open fire. Two window seats. Exposed beams. Radiator. Dado rail. Yorkshire sliding sash windows.



#### KITCHEN

6.30 m(20'8") x 3.00 m(9'10") min

Plus 1.9m x 1.4m

Range of painted base units with solid timber worktops. Matching glazed fronted wall cupboards. White Belfast sink with mixer tap. Cream oil-fired AGA with four ovens, two hot plates and warming plate. Plumbing for dishwasher. Dresser unit/breakfast bar. Quarry tiled floor. Half-glazed stable door to rear garden. Built-in wine rack set into exposed stone wall.



#### WALK-IN PANTRY

1.60 m(5'3") x 1.50 m(4'11")

Fitted shelving.

#### UTILITY ROOM

2.80 m(9'2") x 1.80 m(5'11")

Small white Belfast sink. Worktop with plumbing under for washing machine. Fitted shelving. Telephone point. Door to side drive.

#### FIRST FLOOR

#### LANDING

Two radiators. Exposed purlin.

### MASTER BEDROOM

4.30 m(14'1") x 4.00 m(13'1") max

Painted floorboards. Airing cupboard housing hot water cylinder and with slatted shelving. Sliding sash with shutters.



Stripped pine door to:

### EN-SUITE BATHROOM

4.50 m(14'9") x 4.40 m(14'5")

Free-standing roll top cast iron bath. Two radiators. Cast iron basket feature fireplace. Painted floorboards. Room within a room, enclosing the white low flush WC and pedestal wash hand basin. Fitted shelving units. White ladder heated towel rail. Shutters to sash windows. Loft access hatch.



### CLOAKROOM

High flush WC.

### BEDROOM TWO

4.20 m(13'9") x 2.80 m(9'2")

Built-in counter with shelving and drawer units under. Loft access hatch.

### BATHROOM

4.60 m(15'1") x 2.60 m(8'6")

Freestanding roll top bath with shower over. Pedestal wash hand basin. Timber wainscotting. Radiator. Range of fitted cupboards. Shaver point. Exposed purlins.

### BEDROOM FIVE

4.10 m(13'5") x 2.50 m(8'2")

Exposed purlin.

### BEDROOM THREE

4.10 m(13'5") x 4.00m(13'1") max

Painted floorboards. Window seat. Exposed purlin. Stripped pine door.

### BEDROOM FOUR

5.50m(18'1") x 3.70 m(12'2")

Two window seats. Radiator. Cast iron fireplace. Exposed purlins.

### OUTSIDE

#### ATTACHED STORE ROOM

4.30 m(14'1") x 4.20 m(13'9")

Brick floor. Floor-mounted Grant oil-fired central heating boiler.

#### OPEN FRONTED GARAGE

4.60 m(15'1") x 3.70 m(12'2")

Lean-to brick and tile construction. Gate into rear garden.



### SHOP/STUDIO

Converted and completed in March 2008. Brick and tile construction. Ceramic tiled floor with electric under-floor heating. Exposed roof truss. Two conservation-style Velux windows. Spotlights. Steps up to:

### STUDIO

5.70 m(18'8") x 4.00 m(13'1")

Beech worktop with one-and-a-half bowl sink unit with mixer tap. Cupboards under. Built in electric oven and two refrigerators. Wall cupboards. Ceramic tiled floor with electric under-floor heating. Stable doors to front and rear. Worktop with storage under. Shelving above. Velux window and casement window. Exposed roof truss.





#### EXTERNAL CLOAKROOM

3.20 m(10'6") min x 1.20 m(3'11")

Disabled access. Low flush WC and wash hand basin. Ceramic tiled floor with electric under-floor heating. Extractor fan. External lantern light.

#### BRICK OUTBUILDING

11.40 m(37'5") x 4.00 m(13'1")

Former calf house constructed in brick with mono-pitch corrugated roof. Concrete yard to front. Outside tap.

#### REAR GARDEN

The garden at the rear faces south and offers lovely views from the farthest end over meadows towards Staxton Wold. The garden can be accessed from both the kitchen and the sitting room and immediately behind the house is a gravelled terrace with raised stone lily pond. Rambling roses and honeysuckle scramble up the rear wall of the house; making a fragrant place in which to sit out. The lengthy expanse of lawn is edged with herbaceous borders planted up with flowering shrubs such as hydrangea and peonies, underplanted with spring bulbs. Apple and plum trees are trained against a brick boundary wall and there are two Bramley apple trees in addition. Useful, well-concealed garden/potting shed.

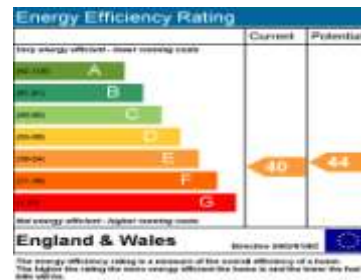


#### GENERAL INFORMATION

Services: Mains water, drainage and electricity. Oil-fired central heating. We understand that gas is available in the road.  
 Council Tax: Band D.  
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
 Legal: Access to the side of Home Farm and the shop unit is over an access road shared with the farm buildings on the opposite side of the access drive.  
 The property is within Leberston Conservation Area.  
 YO11 3PF.  
 Viewing: Strictly by appointment with the Agent's Malton office.

*All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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 in this firm's employment has the authority to make or give any representation or warranty in respect of the property*

#### ENERGY PERFORMANCE



#### ENVIRONMENTAL IMPACT

