

PROSPECT HOUSE MIDDLETON



Intriguing period stone and pantile property set in lovely south facing grounds and presented to an exceptionally high standard and specification

Spacious and well-laid out accommodation, with a number of attractive period features comprises:
entrance hall, cloakroom, three reception rooms and breakfast kitchen

On the First Floor: master bedroom with en-suite shower room, two further double bedrooms and large occasional bedroom or study and family bathroom.

Beautiful south facing gardens with large fruit and vegetable plots and a number of most useful attached outbuildings including utility area and attached single garage.

Double and triple glazing throughout. Gas central heating

GUIDE PRICE £450,000

Prospect House is an intriguing period property, its origins lie in the 17th Century as a traditional long house, constructed from stone and under a pan tile roof. The property still retains the original Cruck Beams which have been carefully preserved and are an exceptional example of their kind. Originally renovated and re-stored in the 1970's the current owners have thoroughly and sensitively updated the accommodation to an exceptionally high specification with such works including; joiner fitted hardwood double glazed windows, hand made kitchen units by local company; Hovingham Interiors and high quality fixtures and fittings to both the house bathroom and the en-suite.



The accommodation comprises; entrance hall, cloakroom, breakfast kitchen with shaker style units fitted with granite and oak work tops, garden room, large dining room and sitting room with French Windows opening out onto the garden. On the First Floor; landing, master bedroom with en-suite shower room, house bathroom and two further double bedrooms and large occasional fourth bedroom accessed through bedroom three.

To the rear of the property lies a very sizable, south facing, cottage style garden. The garden is exceptionally sheltered and private and most attractively laid out. Lawned and with well stocked borders and beds containing a good many mature and interesting plants including a lovely rose bed,, walled kitchen garden and a number of beds given over to vegetables and fruit. There are a number of fruit trees studded about and mature mulberry and walnut trees stand to the far corner. The property benefits from a number of most useful outbuildings, including a stone barn and garden store. There is an integral single garage which provides off street parking directly from the road outside.

Middleton is a thriving village only one mile to the west of the market town of Pickering and has the advantage of a Parish Church, Post office with general store, public house and petrol station with convenience store.

ACCOMMODATION COMPRISES

FRONT DOOR

Solid oak door with glass light over and lantern light.

ENTRANCE LOBBY

1.94 m(6'4") max x 1.31 m(4'4")

Quarry tiled floor. Beamed ceiling. Coat hooks. Exposed beams and exposed feature stone work.

CLOAKROOM

1.58 m(5'2") x 1.52 m(5'0")

Quarry tiled floor. Low flush WC and pedestal wash hand basin. Tiled splash back. Radiator. Window to the front elevation.

HALL

Radiator. Beamed ceiling. Exposed original timber post. Wall light point. Open understair area. Stairs to the First Floor. Glass door to Garden Room. Door leading to Sitting Room. Door to;

BREAKFAST KITCHEN

5.60 m(18'4") x 2.89 m(9'6")

Range of matching shaker style timber painted units made and fitted by Hovingham Interiors with granite work tops, including fitted plate rack and display cabinet. Matching breakfast bar with fitted cupboards with solid oak work tops. One and a half bowl stainless steel sink unit with mixer tap. Tiled splash back. Integrated two door electric oven. NEFF Four ring gas hob. Integrated dishwasher. Integrated fridge freezer. Two column style radiators. Window to the front elevation. Casement window to the rear elevation. Solid oak stable door with inset glass pane leading to the garden. Linoleum floor. Exposed beam



GARDEN ROOM

3.98 m(13'1") x 2.96 m(9'9")

Upvc double glazed windows to two sides, south facing and overlooking the garden. Upvc French Doors opening out

onto the garden. Radiator. Compressed vinyl flooring.

DINING ROOM

4.67 m(15'4") x 4.17 m(13'8")

Beamed ceiling. Two radiators. Triple glazed casement window to the front. Casement window to the rear, garden elevation. Inset alcove. Two wall light points. Dimmer switch.



SITTING ROOM

4.60 m(15'1") x 4.47 m(14'8")

Three radiators. Two triple glazed casement windows to the front. Two casement windows to the rear, garden elevation. French windows opening out onto the garden patio area. Three wall light points. Wall inset gas fire with living flame, set in stainless steel surround and with pebble effect. Television point. Telephone point.



FIRST FLOOR

LANDING

3.61 m(11'10") x 2.70 m(8'10")

The staircase features a solid oak banister rail and timber painted spindles. A magnificent pair of original Cruck beams with exposed timbers.



Two radiators. Two casement windows to the front elevation. Over head storage area. Two overhead fitted storage cupboards. Fitted cupboard with shelving, Airing cupboard with slatted shelving and with hot water cylinder. Corridor leading to the Master Bedroom.

MASTER BEDROOM

4.95 m(16'3") x 4.60 m(15'1") max

Triple glazed window to the front elevation. Casement window to the rear elevation, overlooking the garden. Two radiators. Range of fitted units and wardrobes with mirrored front. Television point. Telephone point. Two wall light points.



EN-SUITE SHOWER ROOM

3.00 m(9'10") x 1.49 m(4'11")

Compressed vinyl flooring. Fully tiled double sized corner shower cubicle with digital gravity pumped Aqualisa shower over. Low flush WC. Wash hand basin. Tiled walls to part. Radiator and heated towel rail. Window to the rear elevation. Mirror with overhead light.

BEDROOM TWO

4.00 m(13'1") max x 3.84 m(12'7") max

Large double room. Radiator. Telephone point. Wall light

point. Casement window to the rear elevation, overlooking the garden. Generous fitted cupboard with hanging and shelving space.

BEDROOM THREE

5.67 m(18'7") x 3.00 m(9'10")

Large double bedroom. Casement windows to the front and rear elevations. Fitted cupboard with shelving. Radiator. Pedestal wash hand basin with tiled splash back. Door to;



OCCASIONAL BEDROOM FOUR

5.69 m(18'8") x 3.86 m(12'8")

Large double bedroom. Casement windows to the front and rear elevations. Wooden floor boards. Radiator. Exposed beams to part.

HOUSE BATHROOM

2.70 m(8'10") x 1.69 m(5'7")

Compressed vinyl flooring. Matching white suite from Fired Earth comprising; low flush WC, pedestal wash hand basin and bath. Heated ladder towel rail. Electric shaver point. Exposed beams to part. Wall mounted mirrored vanity cupboard with built in wall light over. Casement window to the rear, overlooking the garden.



OUTSIDE

Prospect House is well named as it has a fine south facing aspect and a most attractive sizable cottage style garden running to its rear. The garden comprises of a number of separate points of interest.



Lying directly to the front is a stone flagged patio area ideal for al-fresco dining and with the lawn stretching out beyond, complemented by colourful and well stocked borders housing a number of attractive specimen shrubs and plantings and a beautiful area dedicated to rose bushes.



Box hedging subdivides the garden at the far end and the combination of high stone walls and a number of mature trees create a remarkable private and sheltered spot. Testament to the sheltered nature of the garden can be found in the number of fruit trees which are studded about, including apples, plums and an unusual fruit bearing peach tree.



Several beds are given over to fruit and vegetables including potatoes and beans, a lettuce patch and strawberries and raspberry canes. In the south west corner of the garden stands a detached former barn. Constructed from traditional stone and pan-tile the barn offers ample outside storage space, or potential for a number of uses.



Directly to the rear of the kitchen is a walled kitchen garden, mainly laid to lawn but with potential to create further fruit and vegetable plots. A productive Victoria plum tree stands in the far corner with the Stone Barn standing to the far end. A path leads through to a gate set in the high stone wall and gives access to the rest of the garden.



OUTBUILDINGS AND GARAGE

Directly to the rear of the kitchen door lies the utility area and store room with access into the single garage. Standing in the garden is the stone barn which comprises two separate storage rooms and further coal shed.

UTILITY AREA

3.90 m(12'10") x 1.71 m(5'7")

Electric light. Yorkshire sliding sash window to the side. Personal access to the garage. Two double power points. Plumbing for automatic washing machine

STORE ROOM

1.80 m(5'11") x 1.70 m(5'7")

Electric light.

INTEGRAL GARAGE

5.50 m(18'1") x 3.69 m(12'1")

Timber double doors to the front with access from the road. Electric light and power. Floor standing Mexico gas central heating boiler, set in an alcove.

STONE BARN STORE

3.48 m(11'5") x 3.00 m(9'10")

STONE BARN STORE TWO

3.76 m(12'4") x 3.37 m(11'1")

Overhead storage area. Yorkshire sliding sash window to the side. Re-built wall to the side.

COAL SHED

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.

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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