

ROSE DENE HOUSE 71 HIGH STREET, SNAINTON



Imposing Detached Double Fronted Edwardian Family House with Large Garden and Outbuildings.

Well-presented Accommodation, with many Original Fixtures and Fittings Retained, comprises:

Entrance Hall, Two Reception Rooms, Breakfast Kitchen, Utility and Cloakroom.

On the First Floor: Four Bedrooms, Bathroom and Shower Room.

Range of Traditional Outbuildings, (One with Potential) Garage

Large, Well-maintained Gardens with Superb Views from the Summit.

Almost Half an Acre in Total.

GUIDE PRICE £345,000

Rose Dene House is a fine, detached double-fronted Edwardian house with a large garden and outbuildings. Constructed in 1906, the accommodation has been well-maintained and comprises: entrance hall, two elegant reception rooms with unusual, original fireplaces and bay windows, breakfast kitchen with Rayburn, utility and cloakroom. On the first floor: four bedrooms, (three doubles and a single), bathroom and a shower room. Carpets and curtains are included. At the rear there is ample parking, a single garage, two small outbuildings and a sizeable stone and pantile former dove cote. This building has potential for conversion and change of use as an annexe to the main house, subject to planning consent. The rear garden gently climbs the escarpment to Garth Head Lane and the views from the top are superb, with uninterrupted vistas across the Vale of Pickering to the Yorkshire Wolds.

Snainton is a well-served village some eight miles to the east of the market town of Pickering and approximately nine miles from the seaside town of Scarborough. The village has a shop, petrol filling station, primary school, recreation ground, parish church and pub and is also well placed for access to the A64 and the railway station at Malton.

ACCOMMODATION COMPRISES

FRONT DOOR

Hardwood panelled door with stained and leaded glass fan light. Outside lantern light.

ENTRANCE VESTIBULE

Polychrome tiled floor. Picture rail and coving. Panelled and glazed screen to entrance hall with panelled door and decorative stained glass pane. Coat hooks.

ENTRANCE HALL

Stairs up to the first floor with fretted design in Art Nouveau style to bannisters. Radiator. Picture rail and moulded coving. Wall light point. Telephone point. Door to rear hall with glazed pane.

SITTING ROOM

4.70 m(15'5") into bay x 3.60 m(11'10")
Splayed bay window. Open fire with tiled hearth and surround with moulded oak over mantel, which supports a matching mirror with painted scenes on

either side and with leaded glazed display cabinet above. Telephone point. Picture rail and moulded coving with 'Lincrusta' decorative panel between. Deep skirting boards. Radiator.



DINING ROOM

4.50 m(14'9") into bay x 3.60 m(11'10")

Splayed bay window. Sliding sash windows. Open fire with decorative tile hearth and insets and painted, moulded over-mantel with fluted columns and Ionic capitals. Picture rail and moulded coving.



REAR LOBBY

Under-stairs cupboard with coat hooks. Half-glazed door to Conservatory.

BREAKFAST KITCHEN

3.60 m(11'10") x 3.00 m(9'10")

Range of base and wall units incorporating single drainer, one-and-a-half bowl stainless steel sink unit with mixer tap. Dishwasher point. Gas-fired Rayburn

(two oven and red) set into brick chimney breast. Fitted wall cupboards and drawers either side of chimney breast. Television point.



UTILITY/CLOAKROOM

3.60 m(11'10") x 3.10 m(10'2") max

Range of white base and wall units. Electric cooker point. Worktop with automatic washing machine point, space for drier and Warmflow oil-fired central heating boiler under. Radiator. Single drainer stainless steel sink unit. Coat hooks. Fitted high-level cupboards. Quarry tiled floor.

SEPARATE LAVATORY

Matching white low flush W.C and wash hand basin. Fitted shelf.

CONSERVATORY

3.40 m(11'2") x 2.80 m(9'2")

Timber double glazed construction with pitched translucent roof and double doors to rear garden. Radiator. Bench seat with storage cupboards under.



FIRST FLOOR

LANDING

Stained and leaded window on half landing. Picture rail and coving.



BEDROOM ONE

3.80m(12'6") x 3.30m(10'10")

Fitted cupboard to the right of chimney breast. Radiator. Moulded coving. Secondary glazing.

BEDROOM TWO

2.50 m(8'2") x 2.30 m(7'7")

Sash window to the front with far reaching views to the Wolds.

BEDROOM THREE

3.50 m(11'6") x 3.20 m(10'6")

Fitted cupboard. Radiator. Sash window to the front with views to the Wolds.

BEDROOM FOUR

3.60 m(11'10") x 3.10 m(10'2")

Radiator. Fitted pelmet designed to curtain off the corner of the room. Views over the rear garden.

SHOWER ROOM

2.60 m(8'6") x 1.80 m(5'11") max

Matching suite comprising: low flush WC, wash hand basin in vanity unit with cupboard under and glazed shower cubicle with Redring electric shower. Radiator. Extractor fan.

BATHROOM

2.60 m(8'6") x 1.60 m(5'3")

Original white cast iron bath and porcelain wash hand basin. Half-tiled walls. Airing cupboard housing hot water cylinder with immersion heater and slatted shelving. Heated towel rail. Fitted medicine cupboard with mirrored door. Wall light/shaver point.

SEPARATE LAVATORY

White low flush W.C. Loft access hatch.

OUTSIDE

Vehicular access to the property is along the eastern gable end, over a tarmac drive, which is shared with the Antiques Shop. A timber five-barred gate in the eastern boundary fence gives access into a good-sized parking and turning area. There are a number of useful outbuildings set around the rear yard, as follows; small brick outhouse/fuel store, timber garage, brick and stone building and the stone dove cote.

GARAGE

5.50 m(18'1") x 2.20 m(7'3")

Timber panelled with double doors and pitched felt-covered roof. Concrete floor. Electric power and light. Windows to sides.

BRICK OUTHOUSE

Window to side. Corrugated mono-pitch roof.

COAL HOUSE

Brick and stone with tiled mono-pitch roof.

DOVE COTE

4.80 m(15'9") x 3.30 m(10'10")

Stone with pitched pantile roof and cobbled floor. Electric power and light. Nesting boxes. Height to ridge 4.8m. This building is thought to have potential for conversion and change of use as an annexe to the main house, subject to all necessary consents. An informal opinion of a Scarborough Borough Council Planning Officer has been obtained to this effect, although an application has not been made.



FRONT GARDEN

From the rear parking area there are three steps down to the Conservatory and a path, which leads around both gable ends of the house. A tall timber gate on the western side of the house conceals the oil storage tank and allows access into the front garden. Outside tap adjacent to the conservatory. The front garden is set behind a low stone wall and wrought iron railings and a hand gate gives access onto the village street. A central path leads to the front door with a small lawn either side.

REAR GARDEN

On the northern edge of the parking area is a small terraced lawn - perfectly placed to catch the afternoon sun and set around with clipped bay bushes and flowering shrubs.



On the terrace level above is a vegetable plot and a good-sized aluminium-framed greenhouse. A gravelled path then begins the gentle ascent up the lengthy rear garden. The first compartment is a shady lawn, overhung by a magnificent copper beech, silver birch and aspen. The borders are planted with numerous spring bulbs and flowering shrubs. Beyond the spring garden is an orchard with a collection of apple and plum trees. From here the garden has been laid to grass and climbs to the summit, from where there are simply wonderful views across the vale of Pickering to the Yorkshire Wolds. A large apple tree provides welcome shade and plum and pear trees have been trained against the tall, south-facing rear boundary wall. A gate in the wall leads out onto Garth Head Lane.



GENERAL INFORMATION

- Services: Mains water, gas, drainage and electricity. Oil-fired Central Heating.
- Council Tax: Band E.
- Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
- Planning: Scarborough Borough Council, Town Hall, St Nicholas Street, Scarborough, YO11 2HG. Tel: 01723 232323.
- Legal: The neighbouring Antique Shop owns the drive. Rose Dene House has a right of way over it.
- Viewing: Strictly by appointment with the Agent's Pickering office.

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.



Snainton

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