

YARROW 32 HIGH STREET, CASTLETON



Substantial Detached Bungalow occupying an Elevated Site and with Stunning Views. Secluded and Private Location, yet only a Short Walk to Village Centre. Entrance Hall, Two Sizeable Reception Rooms, Dining Kitchen, Conservatory, Shower Room, Three Double Bedrooms and Bathroom. Double Glazing and Oil-fired Central Heating. Garaging for Three Vehicles, Well-maintained Gardens and Stable Block. Grounds Extending to 1.5 Acres in Total, or Thereabouts.

OFFERS OVER £450,000

Yarrow is a substantial and spacious detached bungalow occupying an elevated site and enjoying far-reaching views over unspoilt National Park scenery. The location is secluded and very private, yet is only a short walk from the village centre. The accommodation comprises: sizeable entrance hall, two generous reception rooms, breakfast kitchen, conservatory, three double bedrooms, bathroom and a shower room. The majority of rooms overlook the Esk Valley and the beautiful views beyond. Windows are double glazed and central heating is oil-fired. Garaging for two cars attached to the bungalow, with a second sizeable garage at the top of the drive. Well-maintained grounds of 1.53 acres (0.62 ha) or thereabouts, with lawns, vegetable plot, fruit orchard and a sizeable outbuilding/stable.

Castleton is a well-served village, nestling in a fold of the northern escarpment of the North York Moors National Park. Amenities available in the village include: bank, Post Office, general store and petrol station. There is large children's play area, two public houses, parish church and primary school. Castleton is served by the Esk Valley railway line, with services to Whitby and Middlesbrough, which connects to the main line network. Guisborough 10 miles, Whitby 18 miles, Middlesbrough 20 miles and Pickering 21 miles.

ACCOMMODATION COMPRISES

FRONT DOOR

Entrance to the property is through the conservatory, which is constructed with a timber frame on a natural stone plinth and is polygonal in shape, with a pitched translucent roof. Half-glazed entrance door.

CONSERVATORY

4.90 m(16'1") max x 3.80 m(12'6")

Stone bench seating and stone window ledges for standing plants. Wall light. Two outside lantern lights. Glazed door to entrance hall, with glazed screen to side.



ENTRANCE HALL

4.30 m(14'1") x 2.30 m(7'7")

Wood block floor at entrance. Fitted cloak cupboard with coat hooks and shelving. Radiator. Telephone point. Two wall light points. Large picture window overlooking garden and valley, and with stunning view beyond. Glazed double doors to:



DINING ROOM

5.50 m(18'1") x 3.90 m(12'10")

Large picture window with stunning view. Two wall light points. Two radiators. Coving. Door to kitchen. Arch through to:



SITTING ROOM

5.80 m(19'0") x 4.00 m(13'1")

Stone fireplace with tiled hearth and timber mantel, housing gas coal-effect fire. Upvc double glazed French windows to patio. Four wall light points. Coving. Television point. Two radiators.



DINING KITCHEN

5.40 m(17'9") x 3.10 m(10'2")

Range of solid medium oak wall and base units. Built in electric oven and Neff microwave. Four ring ceramic hob with extractor hood over. Single drainer, one-and-a-half bowl stainless steel sink unit with mixer tap. Automatic washing machine point. Ceramic tiled floor. Two radiators. Pine clad ceiling with recessed lighting.



SHOWER ROOM

2.30 m(7'7") max x 1.10 m(3'7")

Matching suite comprising: low flush WC, pedestal wash hand basin and walk-in shower cubicle with Aqualisa mains shower and glazed door. Fully-tiled walls and ceramic tiled floor. Heated chrome towel rail. Pine clad ceiling with recessed lighting.

INNER HALL

Radiator. Airing cupboard housing hot water cylinder with immersion heater and slatted shelving. Loft access hatch. Fitted hall cupboard.

BEDROOM TWO

3.80 m(12'6") x 3.00 m(9'10")

Radiator. Fitted wardrobes with hanging and shelving. Far-reaching views from the window.

BATHROOM

2.30 m(7'7") max x 2.10 m(6'11") max

Matching suite comprising: low flush WC, pedestal wash hand basin and corner bath with moulded, curved pine side panel. Heated chrome towel rail. Fully-tiled walls. Ceramic tiled floor. Shaver point. Pine clad ceiling with recessed lighting.

BEDROOM ONE

3.80 m(12'6") x 3.60 m(11'10")

Radiator. Two wall light points. Far-reaching views from the window.

BEDROOM THREE

3.30 m(10'10") x 2.60 m(8'6")

Radiator. Fitted wardrobes with hanging and shelving.

OUTSIDE

GARAGE ONE

5.30 m(17'5") x 4.40 m(14'5")

Timber double doors. Electric power and light. Floor-mounted Worcester Bosch oil-fired central heating boiler. Oil storage tank concealed underground. Separate inspection pit. Workbench. Outside security light.

GARAGE TWO

4.80 m(15'9") x 3.70 m(12'2")

Located at the top of the drive and constructed with rendered walls and corrugated mono-pitch roof. Electric power and light. Window in the side. Metal up and over door.

GARDEN

The property is approached through a timber five-barred gate with a hand gate to the side. The tarmac drive drops gently down the slope and has a lawned area to the right, studded with shrubs and young trees. At terrace level, the drive opens out into a wide tarmac parking and turning area in front of the attached garage. A beech hedge screens the rear garden and a flagged path leads to the conservatory and entrance. At the rear of the bungalow and on the south side is a lawned area with stone retaining wall and a productive apple tree. The path continues all the way round back of bungalow and culminates in the stone flagged patio outside the French windows from the sitting room. The views from the terrace and breathtaking and overlook the valley of the River Esk and Comondale Moor, in the direction of Guisborough. The well-manicured lawned terrace runs across the front of the bungalow before dropping down the valley side. The valley side is studded with an interesting collection of young trees and a timber Gazebo has been positioned to take in the lovely views of the moors to the north west. On the western gable end of the bungalow there is a sizeable vegetable plot, bounded by an evergreen hedge on the southern side. A path runs along the edge of the vegetable garden, with an orchard below planted with pear, apple and plum trees. A useful timber garden shed stands at the end of the path, from where steps lead up to the stable block.



STABLE BLOCK

Concrete block construction with clay pantile roof. Outside light. Three boxes.

BOX ONE

5.90 m(19'4") x 4.20 m(13'9")

Electric power and light. Concrete floor. Access to boarded hay loft. Window to the side

BOX TWO

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

Window to the side. Electric light.

BOX THREE

4.20 m(13'9") x 2.90 m(9'6")

Electric light.

LAND

The total plot size of Yarrow is 1.53 acres or thereabouts (0.62 ha); some of which is steeply sloping and all of which enjoys far-reaching views over unspoilt National Park landscapes.

GENERAL INFORMATION

- Services: Mains water and electricity. Private drainage. Lpg bottles for gas fire.
- Council Tax: Band F.
- Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.
- Planning: North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP. Tel: 01439 770657.
- 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.



Castleton

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Also at: 15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 **Fax:** 01653 698305 **Email:** malton@cundalls.co.uk
Website: www.cundalls.co.uk

PARTNERS IN MALTON LIVESTOCK AUCTIONEERS

PARTNERS:
G. P. Woodall (Chairman)
F. H. Dimmey F.R.I.C.S., F.A.A.V.
P. B. Elwess Dip VEM, F.R.I.C.S.
S.P.W. Edwards F.R.I.C.S.

ASSOCIATE:
K.D.Warters M.R.I.C.S.

CONSULTANT:
J. A. Cundall