

WARRINGTON HOUSE, WHITBYGATE THORNTON-LE-DALE



An elegant, double fronted character property, providing exceptionally spacious and well proportioned accommodation, attractively presented throughout, together with courtyard garden and parking.

Recently improved accommodation amounting to over 3,000 square feet.

Ground Floor: Entrance vestibule – living & dining room – breakfast kitchen – pantry/store – snug - sitting room
First Floor: Master bedroom with dressing room and en-suite, four further first floor bedrooms; two with en-suite
 House shower room – separate WC – Study
Second Floor: Two large double bedrooms with en-suites.
 Courtyard garden - Garage – Off street parking.

GUIDE PRICE £550,000

An attractive 18th Century town house, providing over 3,000 square feet of well presented accommodation and occupying an appealing position close to the centre of this sought after National Park village.

Warrington House is situated on Whitbygate, close to the centre of this picturesque National Park village and has recently undergone a programme of improvement, creating a comfortable family home, with stylishly presented accommodation and a real wealth of versatility. In all the house provides 3,333 square feet of accommodation and is currently arranged as one property, with the main body of the house providing four large bedrooms and the western wing, a later extension, providing a further three. The property is very well laid out for multi generational living, with different living areas and different sections of the house. Also, the property has previously been a B&B and cafe, and could easily be changed back into this format, subject to planning permission.

In brief; entrance vestibule, large open plan living and dining room, a recently refitted and stylishly appointed kitchen to the rear, large separate pantry store, snug and sitting room. On the first floor are five bedrooms, two with en-suite facilities, a study, cloakroom and newly appointed main shower room. On the top floor are two large bedrooms, both with en-suites. To the rear is a sheltered, west facing courtyard garden, easy to care for and with off-street parking and a small garage.



LOCATION

One of the main attractions of the property is the situation; being located within Thornton le Dale, one of North Yorkshire's most picturesque and popular National Park Villages. The village is centred around Thornton Beck and the Green, clustered around which are a number of small independent shops and eateries, including two public houses and bistro. The village lies on the doorstep of some of the most beautiful countryside in the area with endless opportunity for outdoor recreation.

Thornton le Dale is situated approximately two miles east of the popular market town of Pickering and eight miles north of Malton and enjoys easy access to the A64 providing links to the wider metropolitan area. Malton benefits from a train station with regular services to the main line station of York, where there are direct services to London, Leeds & Edinburgh.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Fully glazed front door leading through to a further inner door. Laminate floor. Part panelled walls.

LIVING/DINING ROOM

7.80 m (25'7") max x 7.74 m (25'5") max

A generously proportioned, double fronted reception room with a pair of casement windows to the front elevation. Feature fitted storage. Wall light points. Laminate floor. Large dining area with a pair of original fitted cupboards with shelving. Wall light points. Pair of radiators. Casement window to the rear. Stairs to the first floor.



KITCHEN

6.75 m (22'2") x 3.00 m (9'10")

Range of fitted base and wall units with quartz style worktops, incorporating single bowl ceramic sink with mixer tap. Breakfast bar with seating area. Integrated double oven. Five ring induction hob with extractor overhead. Integrated fridge freezer. Integrated dishwasher. Tiled splashbacks. Recessed ceiling lights. Casement window to the rear. French doors opening out to the rear. Laminate floor. Radiator



INNER HALL

Radiator. Doors out to both sides. Large walk in storage room housing the double boiler and high pressurised hot water cylinder. Understairs cupboard.

PANTRY/STORE

3.20 m (10'6") x 2.65 m (8'6")

Storage shelving. Electric consumer unit.

SNUG

4.00 m (13'1") x 3.60 m (11'10")

Laminate floor. Woodburning stove set within a brick lined alcove with stone mantelpiece and slate hearth. Original bread oven to the side. Feature recess. Beamed ceiling. Radiator. Casement window to the side.

SITTING ROOM

5.43 m (17'10") x 4.00 m (13'1")

French doors opening to the southern aspect. Casement window to the side. Beamed ceiling. Radiator. Television point. Wall light points. Stairs to the first floor.



BEDROOM TWO
 4.24 m (13'11") x 4.20 m (13'9") max measurements to include en-suite
 Pair of sash windows to the front. Radiator.



GALLERIED LANDING
 5.50 m () max x 4.12 m ()
 Airing cupboard housing hot water cylinder with slatted shelving. Stairs to the Second Floor. Door to the rear landing.

CLOAKROOM
 2.10 m x 1.10 m
 Low flush WC. Wash hand basin. Extractor fan.

MASTER BEDROOM SUITE

DRESSING ROOM
 3.17 m (10'5") x 1.70 m (5'7")
 Radiator.

BEDROOM ONE
 4.10 m (13'5") x 3.11 m (10'2")
 Sash window to the front. Feature original fireplace. Radiator.

EN-SUITE BATHROOM
 3.00 m (9'10") x 1.64 m (5'5")
 Bath with tiled surround and with hand held shower. Low flush WC. Pedestal wash hand basin. Radiator. Window to the rear.

EN-SUITE SHOWER ROOM
 Shower with tiled surround. Low flush WC. Pedestal wash hand basin. Radiator. Extractor fan.

STUDY
 2.70 m (8'10") x 2.10 m (6'11")
 Window to the rear. Radiator.

REAR LANDING
 Pair of windows to the side. Radiator. Snug area with window to the south, stairs down to the Sitting Room and with Radiator.

SHOWER ROOM
 2.90 m (9'6") x 1.80 m (5'11")
 Double width walk in shower cubicle with Mira electric shower. Wash hand basin with a marble top set into a vanity unit. Low flush WC. Radiator. Fully tiled walls. Anti mist bathroom mirror with lights. Recessed ceiling lights.



BEDROOM THREE

3.40 m (11'2") x 2.64 m (8'8")

Casement window to the side. Radiator.

BEDROOM FOUR

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

Casement window to the side. Radiator.

BEDROOM FIVE

4.30 m (14'1") X 2.70 m (8'10")

Casement window to the side. Radiator.



SECOND FLOOR

BEDROOM SIX

4.40 m (14'5") x 4.00 m (13'1")

Pair of windows to the rear. Radiator.

EN-SUITE BATHROOM

2.60 m (8'6") x 1.40 m (4'7")

Bath with tiled surround and with shower overhead. Low

flush WC. Pedestal wash hand basin. Radiator. Window to the rear.

BEDROOM SEVEN

5.66 m (18'7") x 3.12

Three sash windows to the front. Radiator.



EN-SUITE SHOWER ROOM

2.60 m (8'6") x 1.40 m (4'7")

Shower cubicle with tiled surround. Low flush WC. Pedestal wash hand basin. Radiator. Extractor fan.

OUTSIDE

To the rear is a sheltered, west facing courtyard style garden with the parking area and single garage lying just beyond, with access off Prospect Place to the rear.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity.
 Council Tax: Band F
 Post Code: YO18 7RY
 EPC: TBC
 Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.
 Viewing: Strictly by appointment with the Agent's Pickering office

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.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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