

LABURNUM HOUSE, 41a MAIN STREET EBBERSTON



A substantial contemporary family home, with stylish accommodation, easy to care for garden and grounds and a large double garage with off-street parking.

Approx 2,200 sq. feet of versatile accommodation, arranged over three floors:

Ground Floor: Entrance Hall – Cloak – Study – Sitting Room – Conservatory – Kitchen with adjoining dining room – Utility

First Floor: Master bedroom with en-suite shower room – Three further double bedrooms - Bathroom

Second Floor: Large open plan bedroom with living area

Outside: Landscaped rear garden. Double garage– off-street parking

GUIDE PRICE £550,000

Laburnum House is a handsome family home, built from York stone just over twenty year ago as a one off property, within this well regarded and accessible village. A classic double fronted design with accommodation arranged over three floors. The property was built and finished to a high standard throughout, with polished reclaimed oak floors, beamed ceilings and high specification kitchen and bathroom fittings, with several recent upgrades underlining what is a superb build.

The spacious and well-laid out accommodation amounts to almost 2,200 square feet in total and comprises: entrance hall, cloakroom, a large front facing sitting room with conservatory to the rear and a separate study. A beautifully appointed kitchen which opens through to the dining room and with a utility room to the rear. On the first floor: master bedroom with a recently re-fitted en-suite shower room, three further bedrooms, all of which are good doubles and main house bathroom with roll top tub and separate shower. The whole of the second floor is given over to a studio style living space, with ample room for both a living and sleeping area, making it ideal for teenage or extra guest accommodation.

Central heating is gas fired and windows are double glazed in timber sashes. The property has an easily managed garden to the rear, laid out in an attractive parterre style and there is a substantial, detached double garage block, with ample parking on the block paved drive.



Ebberston is a pretty village lying to the south of the A170 Scarborough to Thirsk trunk road and with easy access to the A64 and Malton where there is a railway station and connections to the mainline network. The village is some seven miles east of Pickering and eleven miles west of Scarborough. The village has a public house, parish church and a sports ground.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Timber painted front door with glazed lights over. Polished oak floor. Stairs to the First Floor with a large understairs fitted cupboard. Beamed ceiling. Radiator. Two wall light points.



CLOAKROOM

1.86 m(6'1") x 1.00 m(3'3")

Low flush WC. Pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan. Oak floor.

SITTING ROOM

7.00 m (23'0") x 3.95 m (13'0")

Oak floor boards. Beamed ceiling. Sash window to the front. Four wall light points. Cast iron stove with gas fire, set within an exposed chimney breast with stone hearth and inset timber mantel. Television point. Telephone point. French windows opening out into;



CONSERVATORY

3.40 m(11'2") x 3.30 m(10'10")

Tiled floor. Exposed stone walls to part. French windows opening out onto the garden. Television point. Recently re-roofed pitched glazed roof with heat stop glass. Radiator.



DINING ROOM

3.96 m(13'0") x 3.40 m(11'2")

Sash windows to the front. Polished oak floors. Beamed ceiling. Two wall light points. Radiator. Open through to



KITCHEN

3.95 m(13'0") x 3.46 m(11'4")

Range of stylish bespoke fitted oak cabinets with matching base units with polished granite worktops, incorporating an inset Belfast sink unit with mixer tap. Island unit with inset electric oven and two ring hob. Cream two door AGA range oven, set in a tiled alcove and with timber surround and over mantel. Pantry style unit with range of fitted shelving and basket drawers. Recessed ceiling lights. Quarry tiled floor. Tiled floor. Radiator. Sash window to the rear elevation. Window to the side elevation. Door leading to the Entrance Hall. Door to;



UTILITY ROOM

2.13 m(7'0") x 1.55 m(5'1")

Base unit with granite worktop incorporating the Belfast sink with mixer tap and chrome hand held shower attachment. Tiled floor. Wall mounted Ideal Classic gas fired central heating boiler. Beamed ceiling. Radiator. Automatic washing machine point. Window to the side elevation. Door to the rear.

STUDY

2.36 m(7'9") x 2.15 m(7'1")

Sash window to the rear elevation. Oak floor. Beamed ceiling. Telephone point. Radiator.

FIRST FLOOR

GALLERIED LANDING

Sash window to the front. Beamed ceiling. Radiator. Three wall light points. Deep fitted airing cupboard housing hot water cylinder with immersion heater and slatted shelving. Stairs to the Second Floor.

BEDROOM ONE

4.29 m(14'1") x 3.40 m(11'2")

Dual aspect room with sash windows to the rear and side. Television point. Telephone point. Beamed ceiling. Radiator.



ENSUITE SHOWER ROOM.

3.25 m(10'8") x 1.36 m(4'6")

Recently refitted suite; double width shower cubicle. Low flush WC. Wall hung wash hand basin. Extractor fan. Radiator. Sash window to the rear elevation. Recessed lights. Wall mounted mirror cabinet. Tiled floor.



BEDROOM TWO

3.95 m(13'0") x 3.46 m(11'4")

Sash window to the front elevation. Beamed ceiling. Radiator. Television point.



BEDROOM THREE

3.96 m(13'0") x 2.63 m(8'8")

Sash window to the front elevation. Beamed ceiling. Radiator. Television point.

BEDROOM FOUR

3.46 m(11'4") x 3.90 m(12'10")

Sash window to the rear elevation. Beamed ceiling. Radiator. Television point.



FAMILY BATHROOM

2.57 m(8'5") x 2.14 m(7'0")

Free standing roll top tub. Separate walk in shower cubicle. Wash hand basin set within a wash stand with storage. Low flush WC. Tiled floor. Partially tiled walls. Recessed ceiling lights. Exposed beams. Sash window. Extractor fan. Heated towel rail. Underfloor heating.



SECOND FLOOR

STUDIO/BEDROOM FIVE

9.38 m(30'9") x 3.06 m(10'0")

Arranged over the whole of the second floor the attic room is ideally set out with both a sleeping and living area, making it ideal for teenagers or as extra guest accommodation. Four conservation roof velux windows. Two radiators. Television point. Recessed lights. Eaves storage. Telephone point. Central staircase.

GARDEN & GROUNDS

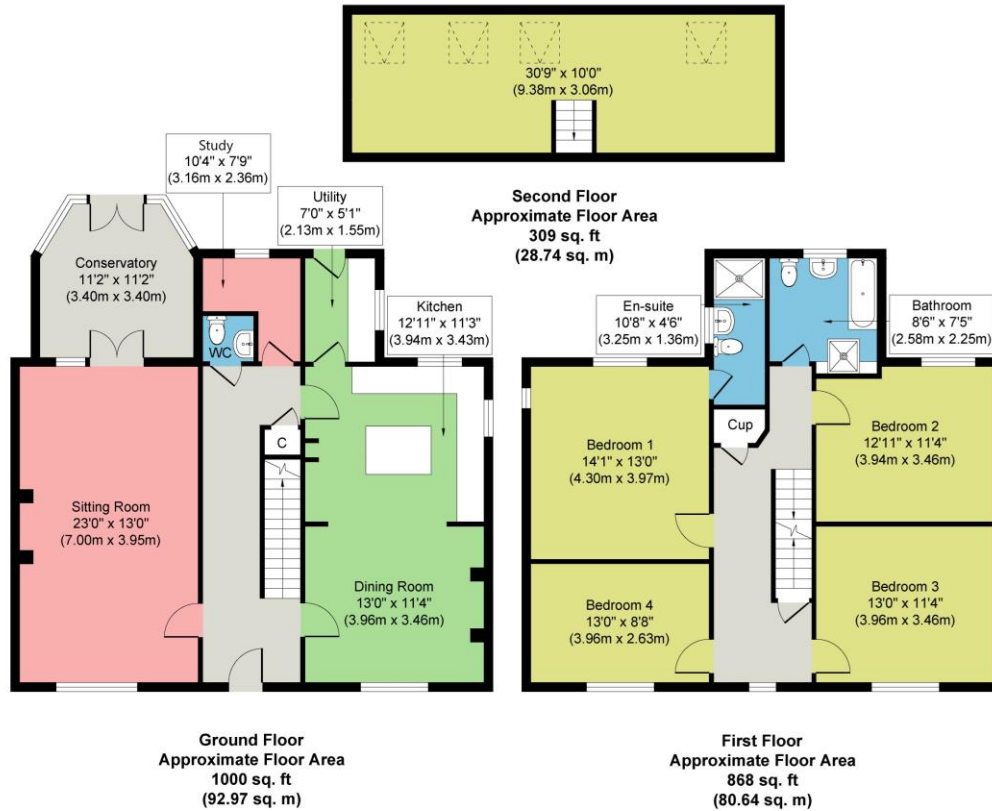
DOUBLE GARAGE

5.16 m(16'11") x 4.87 m(16'0")

Matching stone and pan tile construction. Twin double wooden doors. Electric light and power. Overhead storage. Fitted work bench. Window to the side. Concrete floor. Accessed via twin wrought iron gate there is ample parking to be found on the block paved drive to the front of the garage.

Carefully landscaped for ease of maintenance the gardens at Laburnum House are arranged over a series of tiers with a terraced area to the rear, paved and with a shrub filled border to the southern side and with the high stone wall behind offering plenty of shelter and privacy. Beyond lies an attractive parterre style garden with gravel and low box hedging. Outside lantern lights. Outside water supply.





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

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.
 Post Code: YO13 9NR

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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