

## LYTEL GARTH KELDHOLME, KIRKBYMOORSIDE



**An exceptionally spacious detached property with recently updated accommodation, presented to a high standard, occupying a peaceful position only a short distance from Kirkbymoorside**

Over 2,800 ft<sup>2</sup> of attractive, modern accommodation comprises :

Large Entrance Hall – dual aspect Sitting Room – Cloakroom – Kitchen with fitted Pantry – Utility Room  
Up to Four Bedrooms arranged over two floors – Two bedrooms with en-suite facilities - House Bathroom

Lovely, sheltered gardens to the front, side and rear.

Off-street parking  
Integral double garage

### OFFERS IN EXCESS OF £500,000



**Situated on the eastern fringe of Keldholme, Lytel Garth is an attractive stone built property, designed and built as an individual build with great emphasis on creating especially well-proportioned rooms and a practical flow of accommodation.**

In all the property provides over 2,800 sq. feet of accommodation which has been carefully updated by the current owners, with improvements including a stylish new dining kitchen, refitted en-suite and redecoration, and renewed flooring to the majority of the property. The layout comprises; entrance hall, ideal as a dining or entertaining area, large dual aspect sitting room with open fire, breakfast kitchen with pantry and adjoining utility room. To the ground floor is a large bedroom with en-suite bathroom and on the First Floor are a further three double bedrooms, one with an en-suite and a further main bathroom.



Outside a gravelled drive leads onto a block paved parking area, with ample space for turning and parking a number of vehicles. A lawned garden stands to the rear and wraps around both sides of the property, with a useful greenhouse to the back.

Keldholme is a small settlement of individual properties located on the fringes of Kirkbymoorside. Kirkbymoorside is a small market town at the foot of the North York Moors National Park and with a traditional market still taking place on Wednesdays. The town is a busy centre for exploring the wonderful scenery of the National Park and has the added benefit of a golf course. The popular market town of Helmsley lies only 8 miles to the west.



## ACCOMMODATION COMPRISES

### ENTRANCE HALL WITH LIVING AREA

8.50 m(27'11") x 3.60 m(11'10")

Tiled floor with under floor heating. Casement windows to the side and rear. Door out to the rear. Fitted shelving. Stairs to the First Floor.



### CLOAKROOM

2.50 m(8'2") x 1.00 m(3'3")

Low flush WC. Pedestal wash hand basin. Tiled floor. Window to the side. Extractor fan. Underfloor heating.

### SITTING ROOM

7.00 m(23'0") x 4.85 m(15'11")

A large dual aspect room with casement window to the front and sliding patio doors to the side. Open fireplace with polished marble surround and hearth and a Baxi grate. Television point. Coving. Underfloor heating.



### DINING KITCHEN

4.40 m(14'5") x 4.10 m(13'5")

A newly fitted range of stylish base and wall cabinets with quartz worktops and a separate Island unit with matching polished tops and breakfast bar. Natural stone tiled

splashbacks. One and a half bowl sink unit. AEG double oven. Matching AEG induction hob with extractor. Neff integrated dishwasher. Fitted pantry with shelving. Glass front display cabinet. Recessed lights. Underfloor heating.



### UTILITY ROOM

4.30 m(14'1") x 2.00 m(6'7")

Range of fitted base and wall units incorporating stainless steel sink unit with mixer tap. Automatic washing machine point. Tumble drier point. Tiled floor. Casement window to the side. Glazed door out to the garden. Two walk in fitted storage cupboards. Boiler cupboard housing gas fired central heating boiler. Door into the Garage.

### GROUND FLOOR BEDROOM

5.90 m(19'4") x 4.80 m(15'9")

Tiled floor with under floor heating. Casement windows to the side and front. Fitted wardrobe.

### EN-SUITE BATHROOM

4.40 m(14'5") x 1.70 m(5'7")

Jacuzzi bath. Corner shower cubicle with electric shower overhead. Low flush WC. Pedestal wash hand basin. Bidet. Tiled walls. Chrome heated ladder towel rail. Casement window to the side. Electric light and shaver point. Tiled

floor with underfloor heating. Extractor fan. Recessed ceiling lights.



## FIRST FLOOR

### GALLERIED LANDING.

8.00 m(26'3") x 3.60 m(11'10")

Walk in eaves storage with light. Large walk in linen cupboard with fitted slatted shelving with hot water cylinder with an immersion heater with two control switches

### BEDROOM ONE

6.20 m(20'4") x 3.90 m(12'10")

Dual aspect room with casement window to the rear and velux roof light to the side. Fitted wardrobe with sliding doors. Part shelved cupboard and further wardrobe space with hanging. Radiator.



### EN-SUITE SHOWER ROOM

2.29 m(7'6") x 1.26 m(4'2")

Newly fitted (2024) walk in shower cubicle with electric shower overhead. Low flush WC. Pedestal wash hand basin. Tiled walls. Chrome heated ladder towel rail. Velux roof light. Tiled floor. Extractor fan. Recessed ceiling lights.

### BEDROOM TWO

6.00 m(19'8") x 4.00 m(13'1")

Casement window to the front. Fitted storage. Radiator.



### BEDROOM THREE

5.00 m(16'5") x 4.00 m(13'1")

Casement window to the front. Fitted storage. Radiator.



### BATHROOM

3.30 m(10'10") x 1.84 m(6'0")

Bath with tiled surround. Low flush WC. Pedestal wash hand basin. Bidet. Tiled walls. Chrome heated ladder towel rail. Velux roof light. Electric light and shaver point. Tiled floor. Extractor fan. Recessed ceiling lights.





## OUTSIDE

Lytel Garth sits in an elevated site on the northern edge of Keldholme and enjoys an attractive open view to the rear over pasture land. The property is set within manageable grounds with a lawned garden to the front and side and ample off street parking. The back garden is securely fenced with newly fitted timber gates.

There is an outside water supply and both a large brick built garden shed and greenhouse.

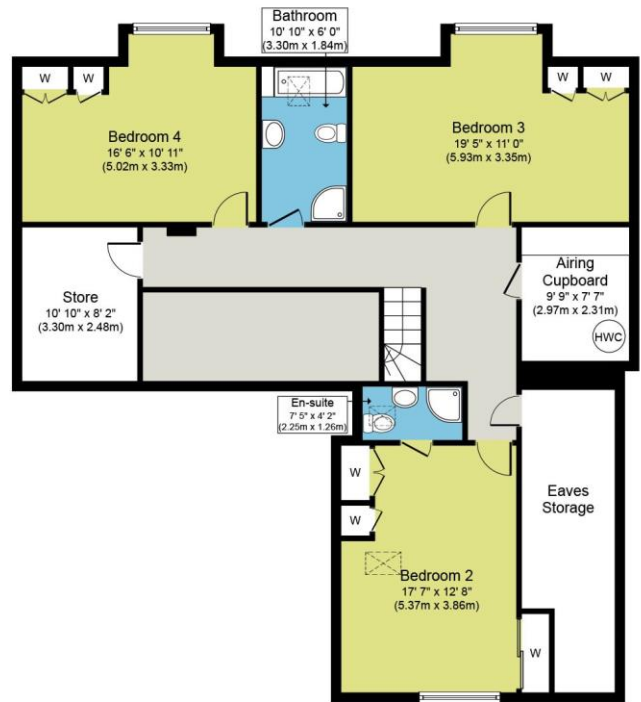


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*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out 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.*



**Ground Floor**  
**Approximate Floor Area**  
**1,765 sq. ft.**  
**(164.0sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,414sq. ft.**  
**(131.4 sq. m.)**

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. 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, gas and electric. Septic tank drainage – shared with the neighbour to the north.  
 Council Tax: Band F  
 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.  
 Please Note: There is a right of access along the driveway for the grazing land to the rear.  
 Postcode: YO62 6ND  
 EPC: Current C/78. Potential B/83

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