

APARTMENT ONE, KIRKDALE MANOR NAWTON



An exceptional ground floor apartment with south facing aspect and private garden, created from this impressive Country House, set within extensive grounds and leisure facilities.

1,550 ft² in total: Entrance Hall – Lobby - Dining Kitchen with doors out onto the grounds beyond - Utility Room.

Impressive main Reception Room with three sets of sash windows overlooking the gardens.

Master bedroom with seating area, separate study and en-suite shower room

Further double bedroom and a bathroom

Private south facing terrace – Six acres of manicured gardens, park land, tennis court and land

Garage – Allocated private parking

OFFERS IN EXCESS OF £475,000

Kirkdale Manor was built in around 1890 for the Beckett family to a beautiful neo-classical design and has a fascinating arts and theatre pedigree, hosting royalty and stars in its heyday.

The building remained largely unchanged until around 14 years ago, when it was converted. The conversion was undertaken with both sensitivity and imagination, marrying together traditional features with a fresh contemporary spin and a high specification finish with the main house providing just 9 apartments. Apartment 1 occupies a plum position within the house, taking in half of the ground floor frontage and with the benefit of the private terrace to the front.

The grounds are superb, including formal gardens, mature parkland and a tennis court with ample amenity opportunities making it an ideal lifestyle property. The monthly maintenance charge covers all external maintenance; making this an especially straightforward property to maintain.



Apartment One retains a number of superb period details with moulded frescos and panelling to the main reception room which showcases an impressive fireplace and with large sash windows to the south facing aspect. The accommodation is presented with style and flair throughout and comprise; entrance vestibule, entrance hall with fitted storage, breakfast kitchen with French windows out onto the private terrace, utility room and a beautifully proportioned reception room with both living and dining areas and with a south facing aspect overlooking the gardens. Side hall with a large master bedroom suite with a sitting area and study and an adjoining en-suite shower room. Further double bedroom and the main bathroom. In all 1,550 square feet.

Kirkdale Manor stands in around 6 acres of beautifully landscaped grounds. Underlining the lifestyle which owning a property at Kirkdale Manor provides, albeit without having to lift a finger to garden or maintain the grounds. There is a tennis court and ample space for a range of outdoor activities. There is private allocated parking and the advantage of a single garage within the garage block which has boarded storage and electric light.

Heating is via a Biomass system; making it especially efficient and environmentally friendly to run with a current EPC score of C69.

Nawton is a thriving village lying on the A170 Thirsk to Scarborough road and is approximately three miles from Helmsley and three miles from Kirkbymoorside. The village is particularly well-served with amenities, such as a pub, primary school, well regarded secondary school, Indian restaurant and recreation ground and the village is on a good bus route. Kirkdale Manor is located on Highfield Lane, which lies at the top of the High Street.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Panelled oak front door. Windows to three sides. Twin radiators. Post boxes.

HALLWAY

Handsome oak return staircase with panelled insert and carved newel posts. Lift access. Door through to an inner hallway providing access to Apartments One and Two.



APARTMENT ONE

ENTRANCE LOBBY

2.70 m(8'10") x 1.70 m(5'7")

Panelled front door. Cast iron column radiator. Fitted coats cupboard housing heating manifold. Wood flooring.



DINING KITCHEN

4.70 m(15'5") x 3.40 m(11'2")

Matching cabinets incorporating one and a half bowl sink unit. Range of integrated NEFF appliances; electric oven, microwave, four ring hob with extractor hood overhead. Integrated dishwasher. Natural stone tiled floor. Original double doors with fretted window light overhead which opens out onto the terrace to the front. Television point. Recessed ceiling lights. Cast iron column radiator.



LIVING ROOM

6.58 m(21'7") x 4.60 m(15'1")

Three sets of sash windows to the front elevation. Exquisite coving, moulding and cornicing. Wood floor. Two column style radiators. Intricately moulded fireplace with marble hearth housing cast iron wood burning stove. Television point. Recessed ceiling lights.





INNER HALLWAY

5.70 m(18'8") max x 1.50 m(4'11") max

Wood floor. Cast iron column radiator. Sash window to the rear. Recessed ceiling lights.

UTILITY ROOM

1.30 m(4'3") x 1.28 m(4'2")

Fitted base and wall unit incorporating stainless steel sink unit. Automatic washing machine point. Extractor fan. Recessed ceiling lights. Ceramic floor. Electric fuses and consumer box.

BEDROOM ONE

8.24 m(27'0") x 5.50 m(18'1")

Double aspect with bay window to the front elevation and sash window to the side. Pair of cast iron column radiators. Wood floor. Dressing area with fitted wardrobes.



EN-SUITE SHOWER ROOM

2.40 m(7'10") x 1.70 m(5'7")

Double width walk-in shower with rain head shower overhead. Floating basin with fitted vanity cupboards. Wall hung WC with concealed cistern and flush. Travertine tiled walls to part. Travertine flooring. Inset mirror. Electric light and shaver point. Heated ladder towel rail. Extractor fan



BEDROOM TWO

3.66 m(12'0") x 3.30 m(10'10")

Sash window to the front. Wood flooring. Television point. Recessed ceiling lights.



BATHROOM

2.60 m(8'6") x 1.70 m(5'7")

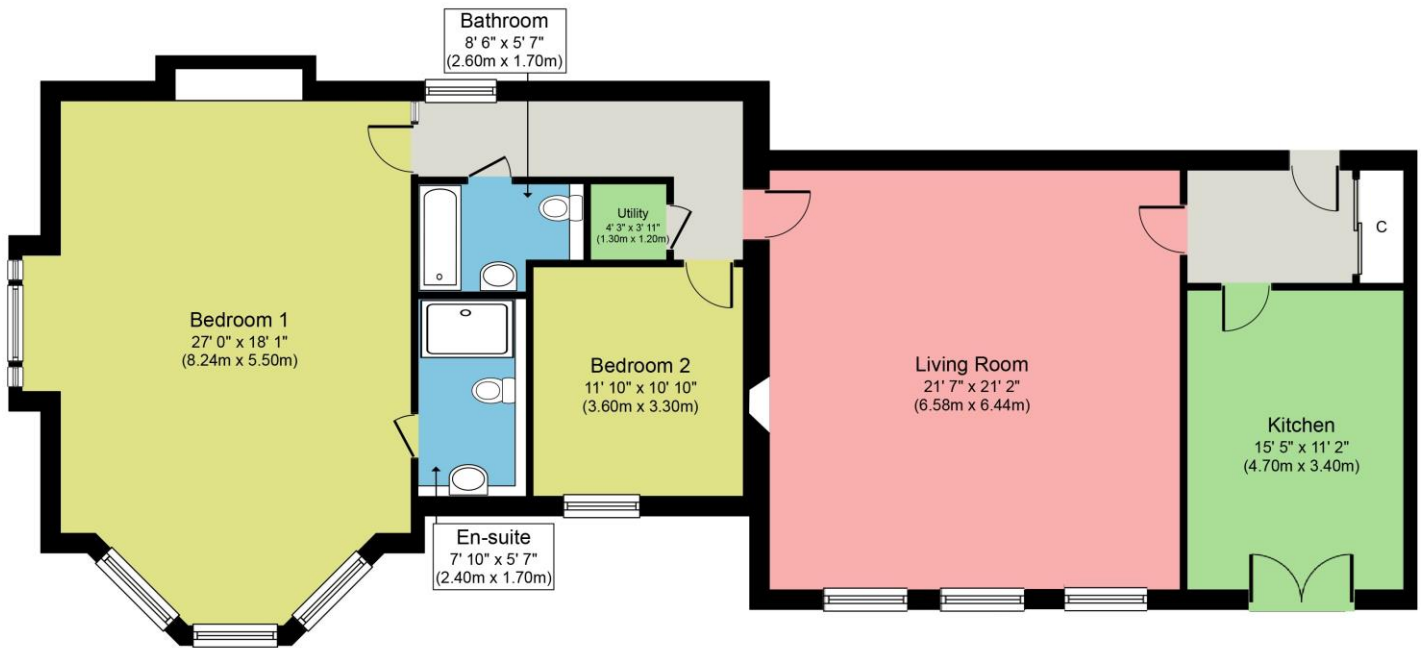
Bath with tiled surround and with rain head shower overhead. Floating basin with fitted vanity cupboards. Wall hung WC with concealed cistern and flush. Travertine flooring. Inset mirror. Electric light and shaver point. Heated ladder towel rail. Extractor fan

OUTSIDE

Kirkdale Manor is located off Highfield Lane, on the northern edge of Nawton and is approached via wrought iron gates, which operate on a timer system for security, ensuring the grounds remain secure outside of daylight hours, whilst being easily accessible for owners and visitors via an entry phone and key pad system. The main house is located directly off the main drive and there is off street parking on the gravelled area to the immediate side of the property, as well as a large garage located within a block a short distance from the main house and is the 4th on the left.

Kirkdale Manor stands in around 6 acres of beautifully landscaped grounds. The well-established south facing formal gardens are ideal for strolling about and taking in the surroundings and rural views across the Vale of Pickering.





Approximate Floor Area
1,550 sq. ft.
(144.0 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

- Services: Mains water, drainage and electricity. Biomass central heating with a conventional gas fired back up system.
- Tenure: The freehold has been purchased; the property is held under a 999 year lease, with the owner of Apartment 1 owning a share of the overall freehold.
- Maintenance Charge: The current maintenance charge for Apartment 1 is approx. £3,980.00 PA
- Council Tax: E
- Post Code: YO62 7TN
- 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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