

## FIRESTONE COTTAGE, 37 MAIN STREET, EBBERSTON



**A charming mid-terrace character cottage providing 880 square feet of accommodation, off street parking and a pretty garden.**

Living Room – Sitting Room – Rear Hall – Cloakroom – Breakfast Kitchen  
Two double Bedrooms – House Bathroom  
Garden – Summer House – Garden Shed –  
Off-street parking

**GUIDE PRICE £280,000**

**A delightful mid terrace cottage situated within the heart of this vibrant rural village with the benefit of off-street parking and a pretty cottage garden.**

Firestone Cottage provides almost 900 square feet of accommodation and is deceptive, with two reception rooms to the ground floor as well as a dining kitchen, rear hall and cloakroom. The property has recently been fitted with handmade double-glazed windows throughout and there are a number of lovely period touches throughout, with original fireplaces and beamed ceilings.

Upstairs are two double bedrooms and the house bathroom. Outside to the rear is a delightful cottage garden with wildflower meadow, summer house and garden shed, to the front there is off street parking on the pebbled parking area.

Ebberston is a bustling rural village set off the A170 with good access onto the A64 Scarborough to Leeds road 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. Typified by a broad Main Street bounded by individual character properties the village has a vibrant village community with an active village hall, well regarded pub and restaurant, regular bus service and both a cricket ground and sports field with children's play area.

**ACCOMMODATION COMPRISES**

**ENTRANCE LOBBY**

Ceramic tiled floor. Electric metre cupboard. Half glazed door.

**LIVING ROOM**

4.40 m(14'5") x 3.50 m(11'6")

Open fire with oak surround, cast iron insert and marble hearth. Beamed ceiling. Ceramic tiled floor. Three wall light points. Casement window to the front with window seat. Fitted bookshelves. Telephone point. Radiator.



**SITTING ROOM**

4.30 m(14'1") x 3.00 m(9'10")

Living flame gas fire set within a cast iron and tiled insert with timber. Beamed ceiling. Three wall light points. Casement window to the front with window seat. Fitted bookshelves. Television point. Radiator.



**REAR HALL**

2.30 m(7'7") x 1.80 m(5'11")

Ceramic tiled floor. Return staircase to the first floor. Stable door to the rear. Exposed beam. Casement window to the rear. Access to loft storage area. Small under stairs cupboard. Radiator. Dimmer switch.



**CLOAKROOM**

1.70 m(5'7") x 0.90 m(2'11")

White low flush WC and wash hand basin in vanity unit. Yorkshire sliding sash window to the rear. Extractor fan. Exposed beam. Radiator.

**DINING KITCHEN**

3.60 m(11'10") x 3.20 m(10'6") (max)

Range of floor and wall units with solid oak work surfaces incorporating a Belfast sink. Four ring ceramic hob with extractor hood over and electric, fan assisted oven below. Automatic washing machine point. Ceramic tiled floor. Double glazed window to the rear. Radiator. Bespoke door.



**FIRST FLOOR**

**BEDROOM ONE**

4.50 m(14'9") x 3.40 m(11'2") (max)

Vaulted ceiling. Stripped floorboards. Casement window to the front and velux roof light to the rear. Exposed beams. Fitted wardrobe. Period fireplace with cast iron insert. Radiator.



**BEDROOM TWO**

3.50 m(11'6") x 3.00 m(9'10") (max)

Stripped floorboards. Period fireplace with cast iron insert. Loft hatch, electric power point to the loft. Exposed beams. Casement window to the front. Radiator. Fitted joiner built wardrobe and linen cupboard.



**BATHROOM**

2.10 m(6'11") x 2.00 m(6'7") (max)

White suite comprising: bath with shower over, pedestal basin and low flush WC. Stripped floorboards. Extractor fan. Double glazed casement window to the rear. Radiator. Boiler cupboard containing a gas fired combination boiler.

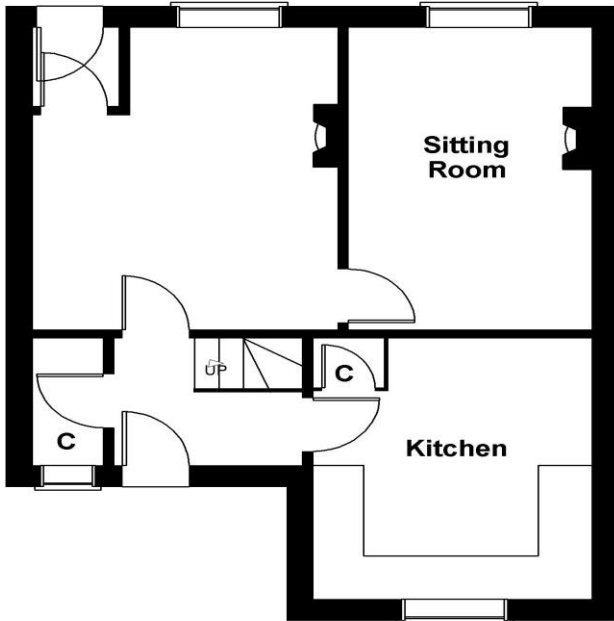


**OUTSIDE**

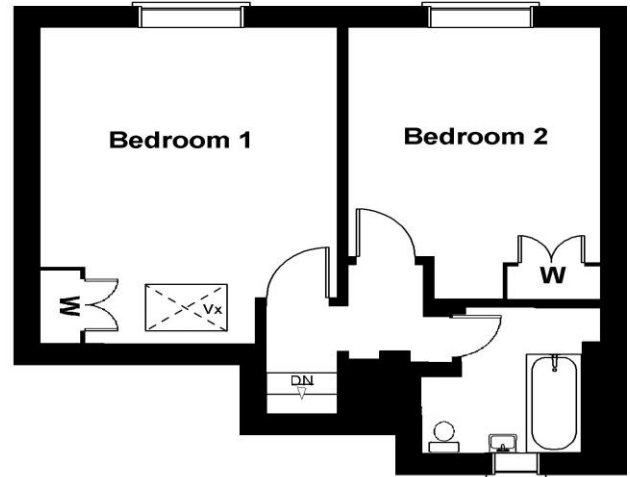
The property stands back from the street with a broad pebbled parking area to its immediate front. To the rear the garden has been recently landscaped to create wildflower meadow style garden, designed to attract all manner of flora and fauna. To the top, the garden has an attractive view and a well sited summer house and useful shed.



## Firestone Cottage



GROUND FLOOR



FIRST FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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### GENERAL INFORMATION

Services: Mains water, electricity, gas and drainage. Broadband connection.  
Council Tax: Band B (Ryedale District Council).  
Tenure: Freehold with vacant possession upon completion.  
Post Code: YO13 9NR.  
EPC: D/63

Room sizes are measure 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

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