



**WINTERGILL BARN
GLAISDALE, NORTH YORK MOORS NATIONAL PARK**

Cundalls



WINTERGILL BARN

GLAISDALE HEAD, GLAISDALE, NORTH YORK MOORS NATIONAL PARK

YO21 2QA

Whitby 12 miles, Pickering 16 miles, Malton 24 miles, York 42 miles, Leeds 68 miles (all distances approximate)

A substantial and stylishly presented barn conversion, beautifully situated and providing generous and exceptionally versatile accommodation, attractive grounds and ample parking.

- 1,768 square feet of accommodation with a versatile layout and attractively presented.
- Entrance Hall – Farmhouse Kitchen – large split level Living Room – Dining room – Sitting Room – Shower Room
- Four bedrooms – House Bathroom
- Mature grounds which encircle the property to all sides. Garage. Ample off-street parking.
- Situated in a peaceful, tucked away hamlet, only a short distance from the village of Glaisdale.

NO ONWARD CHAIN

GUIDE PRICE £575,000

DESCRIPTION

A handsome stone property providing nicely proportioned and versatile accommodation, amounting to 1,768 square feet in total and situated within a beautiful position, located within one of the North York Moors most picturesque Dales, looking out over open countryside towards the sea in the distance.

Wintergill Barn was converted from a range of traditional barns around 25 years ago and was designed with great flair and attention to detail. An intriguing conversion which focused on retaining much of the building's innate character, whilst creating an adaptable range of family accommodation.

In brief the accommodation comprises the following: entrance hall, ground floor shower room and a large farmhouse kitchen with an attractive range of bespoke units with butcher block worktops, electric Aga range (new 2019) and integrated appliances. A large living room with mezzanine floor and snug area and which is dominated by the fully glazed east facing gable end with far-reaching views of the garden and beyond. Dining room and a separate sitting room with multi fuel stove and a light, triple aspect. Upstairs are four bedrooms and the house bathroom.

The property is set in lovely, mature grounds, with a lawned garden and two separate sheltered courtyard gardens. There is a generous parking area and a single garage.

LOCATION

Glaisdale Head is a small hamlet of around five properties, set around 4 miles to the west of the main village of Glaisdale. Glaisdale itself is a thriving moorland village with Post Office/shop, well-regarded butcher, outstanding primary school and a public house and lies amidst beautiful scenery in the valley of the River Esk.

ACCOMMODATION

ENTRANCE HALL

3.50m (11'6") max x 2.40m (7'10") max

Timber door with glazed pane. Outside lantern light. Casement window to the side. Quarry-tiled floor. Beamed ceiling. Two wall light points. Exposed stonework. Radiator. Door opening out into the sheltered, rear courtyard garden. Steps up to the Living Room.

SHOWER ROOM

2.15m (7'1") x 2.10m (6'11")

Matching white suite comprising low flush WC and pedestal wash hand basin. Shower cubicle with glazed doors. Quarry-tiled floor. Window to the rear. Radiator. Beamed ceiling.

LIVING ROOM

4.70m (15'5") x 4.20m (13'9")

A beautifully proportioned room, dominated by the eastern gable end, which being almost fully glazed offers an especially fine view down Glaisdale. Polished pine floorboards. Exposed beams. Inglenook fireplace with handmade herringbone brick fire back. Multi-fuel stove. Wainscoting and dado rail. Four wall light points. Velux window. Steps up to:



SNUG

3.30m (10'10") x 3.20m (10'6")

Polished pine floorboards. Vaulted ceiling with exposed beams. Exposed stone wall. Velux window.

KITCHEN

5.00 m (16'5") x 4.85 m (15'11")

Handmade brick quarry tiled floor. Range of joiner built base units with butcher block tiled worktops incorporating Belfast sink with mixer tap. Integrated electric oven with four ring Lamona gas work tops. Racing green electric AGA. Exposed stonework to part. Beamed ceiling. Window to the both sides, one with window seat. Door to the rear. Fitted larder cupboard. Integrated dishwasher. Integrated fridge and freezer.



DINING ROOM

4.48m (14'8") max x 4.00m (13'1")

Windows to the front and the rear. Handmade brick quarry tiled floor. Beamed ceiling. Exposed stonework. Cast iron spiral staircase to the first floor. Radiator. Telephone point. Television point.



SITTING ROOM

4.45m (14'7") x 3.91m (12'10")

Triple aspect room with windows to the front, rear and side with a lovely view eastward. Stone inglenook fireplace with timber mantel, housing a multi-fuel stove (fitted in 2020). Beamed ceiling. Exposed stone walls to part. Three wall light points. Brick tiled floor. Television point. Radiator.



FIRST FLOOR

LANDING

Beamed ceiling. Linen cupboard with fitted shelving. Cast iron balustrade. Two Velux windows.

BEDROOM ONE

4.50 m (14'9") x 3.80 m (12'6") max

Two windows with deep polished timber sills. Part vaulted ceiling. Radiator. Fitted cupboard. Television point. Telephone point.



BEDROOM TWO

4.50 m (14'9") x 4.20 m (13'9") max

Casement window to the side. Part beamed and part sloping ceiling. Fitted cupboard. Cupboard housing hot water cylinder. Two wall light points. Radiator. Television point.

BEDROOM THREE

3.60m (11'10") x 2.70m (8'10")

Beamed ceiling. Fitted cupboard. Radiator. Velux window. Television point.



BEDROOM FOUR
2.70m (8'10") x 2.50m (8'2")
Part beamed ceiling. Velux window. Radiator.



BATHROOM
2.50m (8'2") x 1.80m (5'11")
Matching white suite comprising low flush WC, pedestal wash hand basin and bath.
Radiator. Velux roof light.



OUTSIDE

Wintergill Barn is situated on the far eastern edge of the hamlet, with an uninterrupted aspect east, facing down the Dale. The property is set back, behind low stone walls and has a neat lawned garden to its front, intersected by the gravelled drive, which leads up to a parking area and the single garage.

Within the front garden is a pretty, rockery with a raised up and nicely sheltered seating area and a number of particularly fine mature trees including a magnificent ash tree on the approach up to the house. To the rear are two separate, sheltered courtyard style gardens, with a raised herb garden to the rear of the kitchen. There is an outside water supply. The oil-fired boiler is located to the rear of the property, directly behind the kitchen, where the oil tank is also situated.



GARAGE

5.50m (18'1") x 2.90m (9'6")

Timber clad with a pantile mono-pitch roof. Timber double doors. Concrete floor. Personnel door to 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 - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Score: TBC

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Private water supply. Shared septic tank drainage. Oil-fired central heating.

Planning: North York Moors National Park

Council Tax: Band E

Tenure: The property is Freehold and vacant possession will be given upon completion.

Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766

Postcode: YO21 2QA

Details prepared August 2023. Photographs July 2023

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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 in this 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.

