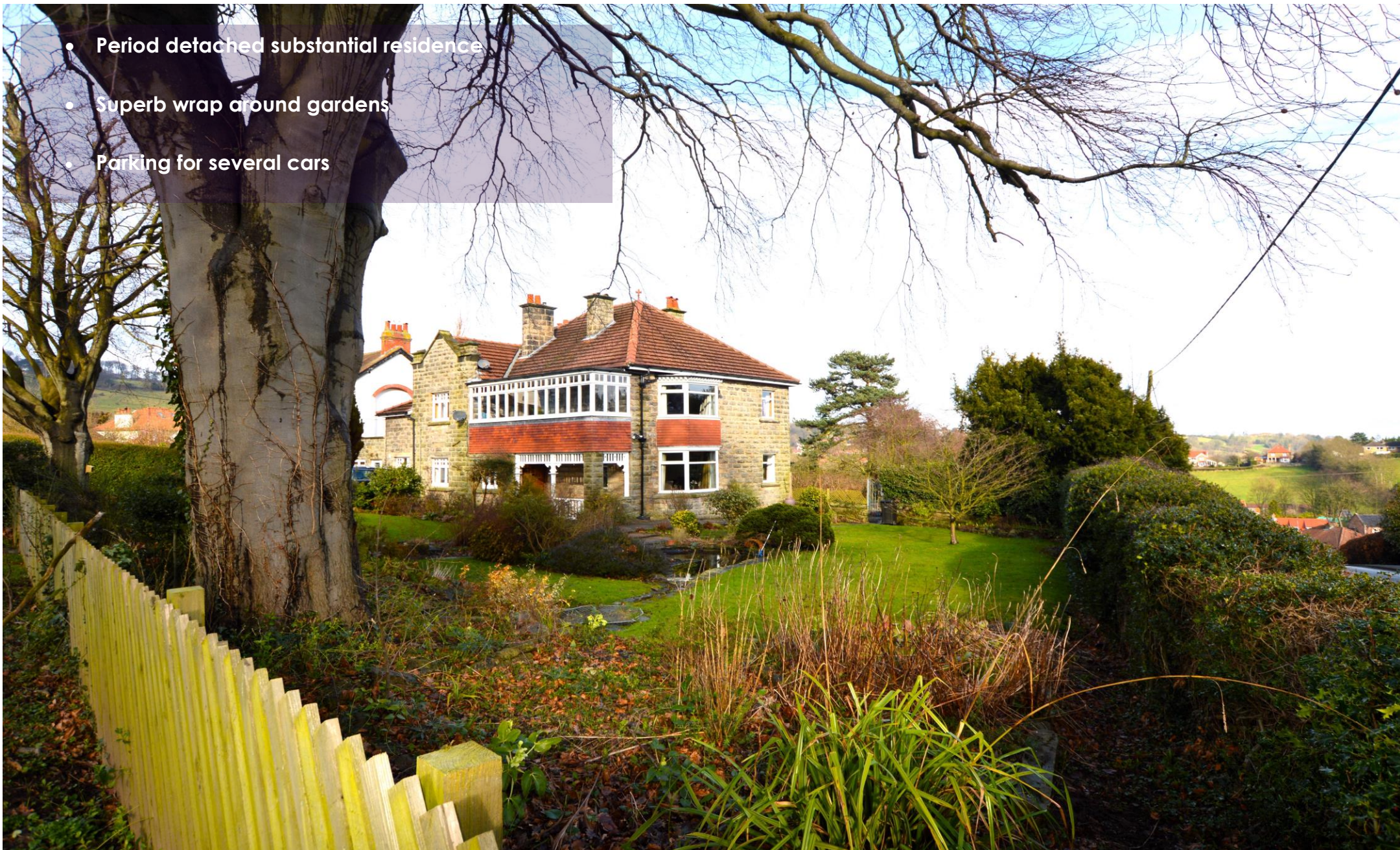


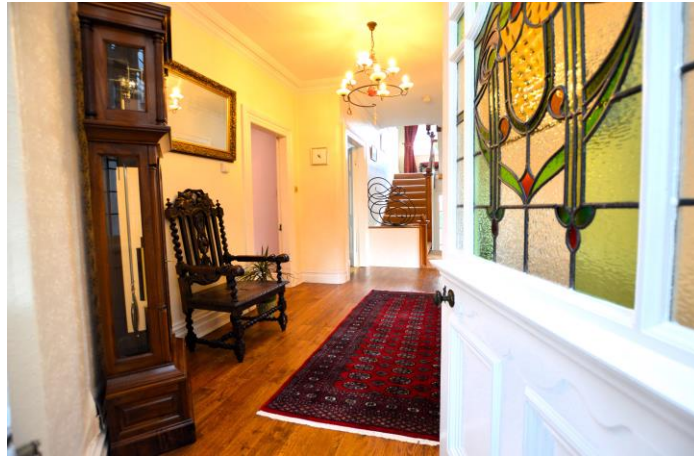
- Period detached substantial residence
- Superb wrap around gardens
- Parking for several cars



Kamsahd, The Avenue, Sleights, Whitby, North Yorkshire, YO22 5BS

Guide Price £850,000

Finest
ASTIN'S



Astins are proud to bring to market, 'Kamsahd' (which means 'side of the hill' in old Yorkshire), a substantial residence in a highly-regarded and ever popular village of Sleights. Just a short distance from Whitby, Sleights offers a vibrant, community-led village that offers an abundance of amenities whilst retaining the natural charm one would expect from village life.

Originally built in 1912 Kamsahd was the summer residence of Mrs Gorbrick-English. It's easy to imagine why when you look at the spectacular and vast, uninterrupted views from every window!

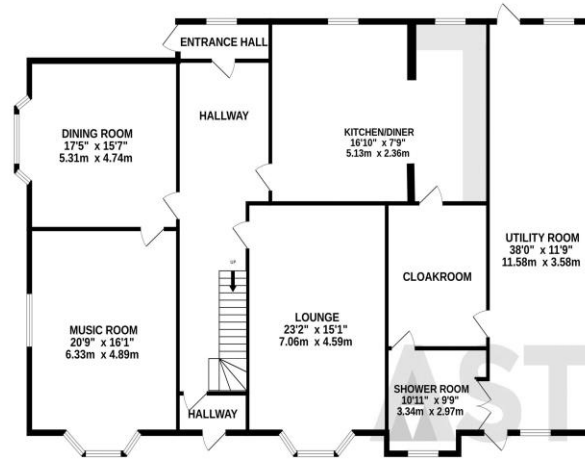
This beautiful property boasts generous accommodation throughout and even upon entry has a feeling of grandeur and opulence. A great benefit of the property is that it could lend itself to a variety of uses due to the flexibility of the layout; it could be a fantastic family home, which it has been for many happy years, or used for multigenerational living. It could incorporate a business or studio, a development opportunity or quite simply be used as a summer residence like it was at the beginning! The accommodation is over three floors. The entrance boasts Victorian tiles to the front porch and entry porch, and this leads to a large entrance hall that takes your breath away, with period and bespoke features such as the tasteful ironmongery installed by Godbold's of Egton. It has high ceilings, high skirting boards, large windows and bursts of character with a nod to the era throughout. The entrance hall branches off to four reception spaces. Firstly, a formal dining room with music room off, a perfect entertaining space. Secondly, opposite the dining room is a lounge with large bay windows overlooking the garden and the rolling valley beyond and thirdly, a large kitchen/diner with feature Aga which is a wonderful hub of the home. There is access to a very large utility/games room from the kitchen that could lend itself to a variety of uses as well as a useful downstairs bathroom.

To the first floor there are four double bedrooms and an additional study that is the perfect artist's studio, and what better subject & inspiration than the natural surroundings of Kamsahd? There is also a family bathroom and additional shower room. An enclosed balcony dominates part of the front elevation of the building which is the perfect sun room/reading room. To the second floor there are two further double bedrooms and walk-in storage & attic space which could be modified to fit a further bathroom or two en-suites if desired.

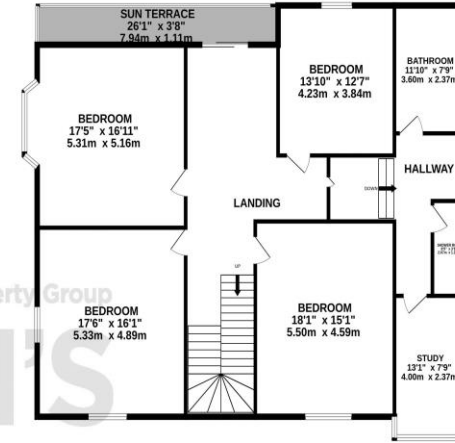
Externally there are wrap-around, lush green gardens with pond, decked terrace and summer house and views for absolutely miles! There is parking for several cars to the front and additional on-road parking if needed.

This property has more than the wow factor, it is the wow factor, and viewing is highly recommended to see the true grandeur and beauty of Kamsahd.

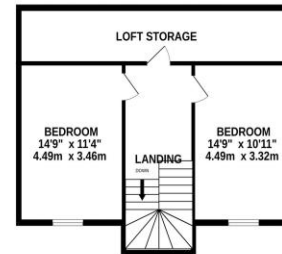
GROUND FLOOR
2318 sq.ft. (215.3 sq.m.) approx.



1ST FLOOR
1695 sq.ft. (157.5 sq.m.) approx.



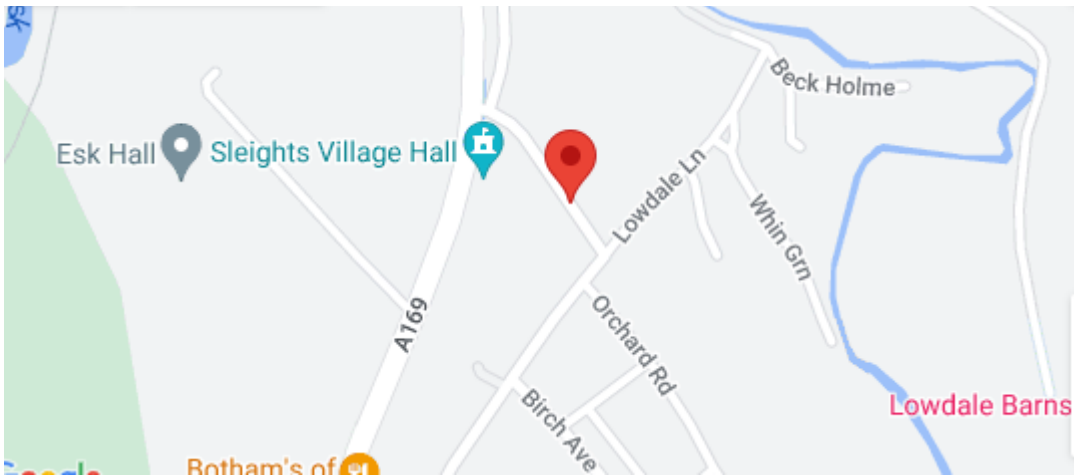
2ND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 4626 sq.ft. (429.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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EMAIL: property@astin.co.uk



TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a freehold basis.

COUNCIL TAX:

SERVICES:

All mains services are connected to the property.

REF: 5608

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:

(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

Energy Performance Certificate

17 Any Street,
Any Town,
County,
YO23 5XX

Dwelling type: Detached house
Date of assessment: 02 February 2007
Date of certificate: [dd mmmm yyyy]
Reference number: 0000 0000 0000 0000 0000
Total floor area: 186 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - A			
Energy efficient - B			
Decent - C		73	
Needs improvement - D			
Needs improvement - E	37		
Very poor - F			31
Very poor - G			

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m ² per year	178 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	4.9 tonnes per year
Lighting	£81 per year	£80 per year
Heating	£1173 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. The certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

Astin's

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Whitby, North Yorkshire, YO21 3BB

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