

27 CAYLEY LANE BROMPTON BY SAWDON



A delightful mid-terrace cottage, in need of some updating, together with a range of adjoining outbuildings and sheltered courtyard garden.

Over 1,100 square feet of accommodation with adjoining buildings offering scope for extension (subject to planning)

Sitting Room – Breakfast Kitchen - Three bedrooms – House Bathroom – Shower Room

Range of attached outbuildings – Enclosed, south facing, courtyard

NO ONWARD CHAIN

OFFERS IN EXCESS OF £170,000

Character cottage, with huge potential for improvement, centrally located within this pretty and popular village.

27 Cayley Lane sits in the heart of the village and comprises a stone character cottage. The property has been in the same family for over sixty years and is now ready for some updating throughout but has huge potential to create a comfortable home. Deceptively spacious there is scope to extend the ground floor accommodation into the range of outbuildings to the south. Subject to obtaining any necessary planning consents.

The floor area as a whole amounts to over 1,100 square feet and comprises, entrance vestibule, dual aspect sitting room and the breakfast kitchen. Upstairs are three bedrooms, the house bathroom and an additionally shower room. To the rear the property faces south and has a sunny, sheltered courtyard area which offers scope to create a pleasant, low maintenance garden area.



Brompton is an unspoilt, rural village of mainly stone and pantile cottages, lying some nine miles east of Pickering and eight miles west of Scarborough. The village is particularly well served with a highly regarded butcher with village shop and church. There is also a well regarded Primary School located within the village. The Brompton Beck rises at the southern edge of the village and makes a charming pastoral scene. Much of the village lies within a Conservation Area and is characterised by pretty period cottages, the historic All Saints Church and Brompton Lake which is well stocked with wild brown trout and where there is abundant wildlife to be found.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Timber and glazed front door.

KITCHEN

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

Range of fitted base and wall units incorporating acrylic sink unit. Electric cooker point with extractor fan. Glazed door out to the rear. Casement to window to the rear. Tiled splashbacks.



SITTING ROOM

5.30 m (17'5") x 4.00 (13'1")

Yorkshire sliding sash window to the front with window seat. Casement window to the rear. Stone fireplace with tiled hearth and oak mantel housing open fire (currently blocked off). Back boiler to the fireplace which is linked to the radiators. Beamed ceiling. Feature alcove. Serving hatch to the Kitchen. Stairs to the First Floor. Wall light points. Television point. Telephone point.



FIRST FLOOR

LANDING

Airing cupboard. Loft inspection hatch.

BEDROOM ONE

7.50 m (24'7") x 2.80 m (9'2")

Dual aspect room with a Yorkshire Sliding Sash window to the rear. Casement window to the side. Wall light points. Recess with shelving.



BEDROOM TWO

4.00 m (13'1") x 3.40 m (11'2")

Yorkshire sliding window sash window to the front.



BEDROOM THREE

2.80 m (9'2") x 2.00 m (6'7")

Yorkshire sliding window sash window to the front.

BATHROOM

2.00 m (7'7") x 120 m (3'11")

Bath. Low flush WC. Pedestal wash hand basin. Radiator. Extractor fan.

SHOWER ROOM

2.00 m (6'7") x 1.70 m (5'7")

Casement window to the rear. Fully tiled corner shower cubicle. Low flush WC. Dimplex wall heater.

OUTBUILDINGS

STORE

3.50 m (11'6") x 3.10 m (10'2")

Washing machine point. Electric light and power. Door out to the side.

STORE

3.80 m (12'6") x 2.90 m (9'6")

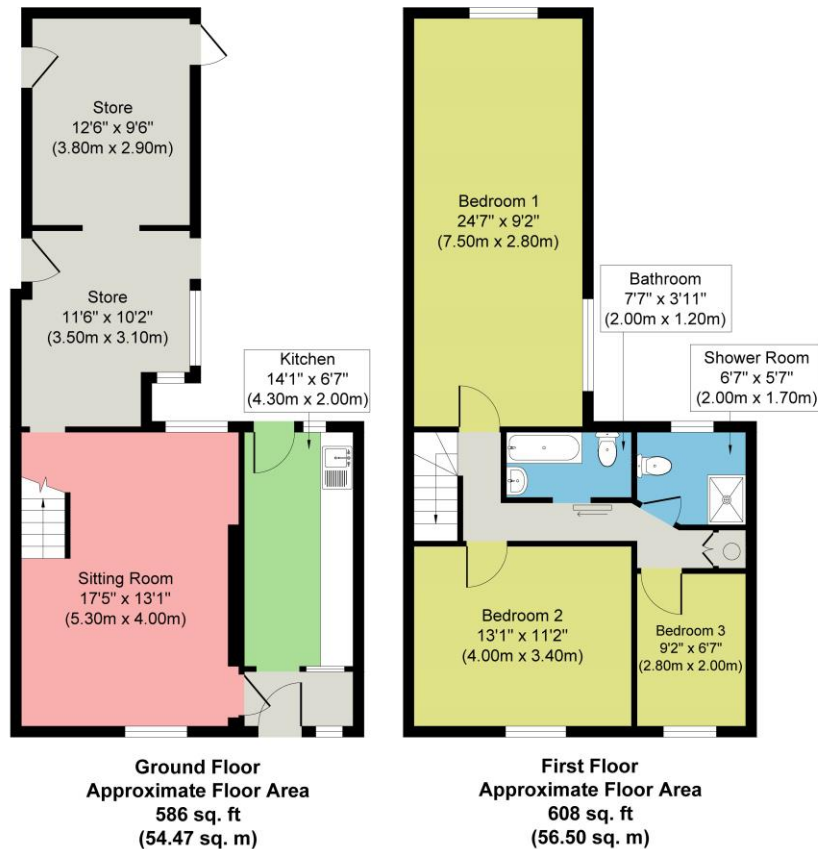
Electric light



OUTSIDE

To the rear is a sheltered courtyard which faces south and offers ample opportunity to create a low maintenance garden area. There is access round to Cayley Lane across the rear of the neighbouring Village Hall' yard.





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

Services: Mains water, drainage and electricity. Mains gas is available in the property.
 Tenure: We understand that the property is freehold with vacant possession upon completion.
 Council Tax: B
 Post Code: YO13 9DL
 EPC: F/21

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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