

THE DOLPHIN, CHOPGATE BILSDALE



An attractive detached bungalow with modern accommodation and set in lovely grounds of 1.24 acres, occupying a stunning location with superb views, looking south down Bilsdale.

1,650 square feet of accommodation, recently upgraded and well-presented throughout
Well-proportioned rooms comprising; breakfast kitchen, a generously proportioned living/dining room and separate sun room/snug

Up to three double bedrooms. House bathroom

1.24 acres of grounds. Large lawned area. Vegetable garden.

Garage – Off street parking.

GUIDE PRICE £575,000

Located at the head of Bilsdale with a beautiful view across the dale, The Dolphin is a detached bungalow, which has been recently improved throughout to create an attractive home set in 1.24 acres of grounds, together with garage and ample parking.

Built around 40 years ago, The Dolphin occupies an elevated position which benefits from a stunning aspect across the Dale, enhanced by a south facing stone terrace to the front, onto which the principle reception rooms are open to. Recently improved by the current owners, the accommodation is well presented throughout and provides just over 1,600 square feet of accommodation in total which in brief comprises; a large, triple aspect breakfast kitchen with integrated appliances and which opens through into the dining room and the large, dual aspect living room with a pair of patio doors out to the front and opening out onto the snug/garden room to the side. There are three bedrooms, all of which are doubles and two of which benefit from superb open views and a refitted bathroom with separate shower.

Set within grounds of 1.24 of an acre, the garden is largely laid to lawn with the ground rising gently to the back. From the top there is a level seating area, from which a panoramic view of the dale can be taken, stretching from the north east right around to the west. A small vegetable and soft fruit garden sit in a sheltered level area and to the immediate front is a broad, stone flagged terrace offering a lovely spot to sit out and take in the views. There is ample parking on the driveway and a single garage.



LOCATION

Chop Gate is an attractive and peaceful rural village situated within the North York Moors National Park a short drive from Stokesley (9 miles) and Helmsley (7 miles), both are vibrant towns with diverse shopping facilities, services and amenities. Chop Gate benefits from a primary school, public house/restaurant and village hall. Whilst situated in a beautiful rural location, the property has quick and easy access onto the B1257 (Helmsley to Stokesley road) which provides access into the commercial centres of Teesside within 15 miles and the historic City of York is situated approximately 45 miles away with mainline trains available to Kings Cross, London and Edinburgh.

ACCOMMODATION COMPRISES

BREAKFAST KITCHEN

5.80 m (23'11") x 4.11 m (13'6")

Upvc door to the side. Triple aspect room with windows to the rear and both sides. Range of upgraded fitted base and wall units incorporating one and a half bowl stainless steel sink unit. Integrated double oven. Four ring hob. Eurostar oil fired central heating boiler concealed within a fitted cupboard. Radiator. Coving. Open through to;



DINING AREA

5.10 m (16'9") x 3.50 m (11'6")

Casement window to the side. Radiator. Loft access hatch – the loft is fully boarded and has excellent head height – ideal for conversion.



LIVING ROOM

7.30 m (23'11") x 4.11 m (13'6")

A well proportioned, dual aspect room with a pair of patio doors opening onto the south facing stone flagged terrace to the rear and affording lovely open views. Casement window to the rear. Coving. Radiator. Fireplace housing cast iron log burning stove. Television point.



SNUG/GARDEN ROOM

4.21 m (13'10") x 4.11 m (13'6")

Sliding patio doors opening out onto the south facing terrace. Radiator. Wall lights. Fitted storage cupboard.





BEDROOM ONE

4.17 m (13'8") x 3.61 m (11'10")

Dual aspect room with windows to the front and side. Radiator. Coving.



BEDROOM TWO

4.36 m (14'4") x 4.00 m (13'1")

Dual aspect room with windows to the rear and side. Radiator. Coving..



BEDROOM THREE

3.63 m (11'11") x 3.60 m (11'10")

Casement window to the rear Radiator. Coving.



BATHROOM

3.26 m (10'8") x 2.36 m (7'9")

Bath with tiled surround. Wash hand basin set in a cabinet. Low flush WC. Fully tiled walk in shower cubicle. Radiator. Window to the rear. Tiled floor. Coving.



OUTSIDE

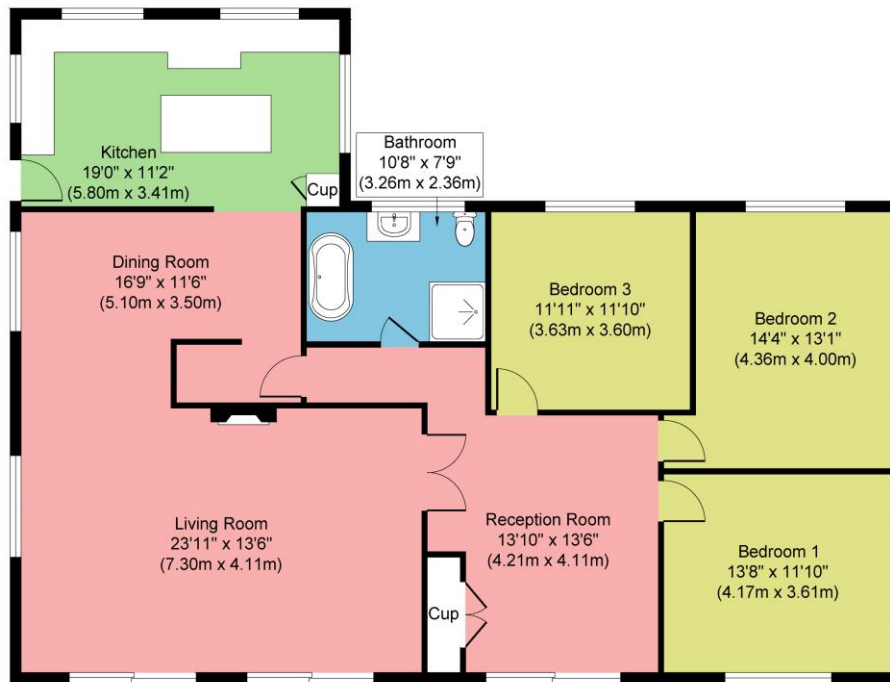
The Dolphin is the last property on the north west corner of Chopgate and occupies an almost south facing position, which looks straight down Bilsdale. The bungalow has been perfectly positioned to take in this wonderful view and is set within large grounds of 1.24 acres in total. Largely laid to lawn with a pretty rockery to the side. There is a vegetable and soft fruit garden arranged as a number of raised beds, mature copse of trees to the southern boundary and a lovely stone flagged terrace to the front of the property. Ample off street parking on the lengthy driveway and parking area and within the single garage.



GARAGE

5.50 m (18'0") x 3.50 m (11'4")

Up and over door. Electric light and power.



Ground Floor
Approximate Floor Area
1652 sq. ft
(153.43 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. 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 electricity. Central heating is oil-fired. Drainage is via a septic tank. Water is via Spring Water which supplies all of Chopgate village – water costs £100 PA.

Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.

Council Tax: F

EPC: E/44

Post Code: TS9 7JL

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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