

## STONEGARTH 2 BACK LANE, WOMBLETON



**Quietly positioned off Back Lane, Stonegarth is a thoroughly updated detached property providing attractive accommodation, together with garage, ample off-street parking and gardens to three sides.**

Over 1,100 square feet of living accommodation.  
Entrance Hall - Living Room – Dining Room/Bedroom Four – Breakfast Kitchen  
Three Bedrooms – ground floor Bathroom  
Mature garden and grounds to three sides  
Garage – Off street parking.

**GUIDE PRICE £470,000**

An attractive, stone built village property, comprehensively transformed over recent years to create a contemporary home with a thoroughly high level of standard throughout and a stylish finish. Quietly located off Back Lane, with a frontage onto the High Street, Stonegarth has an attractive open view westward, sheltered and private grounds, ample parking and a large garage with workshop.

The property has recently undergone a thorough scheme of renovation, extended to the front creating a lovely, vaulted entrance hall and presented to an excellent standard with stylish finishes and fittings. In all the property provides 1,118 square feet of accommodation which in brief comprises the following: entrance hall, large rear facing living room with wood burning stove and doors opening out onto the garden. Dining room/bedroom four and breakfast kitchen. There are three first floor bedrooms, two of which are generous doubles with fitted eaves storage and a large ground floor bathroom with separate shower. Planning permission has been passed to extend the property to the north, creating a large living dining kitchen and a further bedroom to the First Floor.

The garden and grounds are a particular feature of the property. Stonegarth stands in an elevated position off the Main Street with a lawned garden to its front which wraps around the property, opening out to a sizable rear garden which is private, well screened and provides plenty of parking on the stone driveway and within the large garage.



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## LOCATION

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Wombledon is a small rural village some two miles from Kirkbymoorside where there is a good range of amenities, including shops, pubs, bank and restaurants. Helmsley is only 4 miles away, with a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high class delicatessens the town is a highly regarded tourist destination. The opportunities for outdoor recreation are endless, with the start of the Cleveland Way in the town and the Hambleton Hills to the north. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Composite 'Roc' front door with windows to both sides. Part vaulted up to the First Floor. Fitted cloak cupboard. Solid oak staircase with glazed inserts. Radiator.



### LIVING ROOM

6.00 m (19'8") x 4.17 m (13'8")

Wood burning stove set with a recessed fireplace with oak inset mantel and local Drings stone flagged hearth. French doors opening out onto the rear garden. Window to the rear. Radiator. Television point.



### BREAKFAST KITCHEN

5.28 m (17'4") 3.29 m (10'10")

Range of modern fitted base and wall units with granite effect worktops and incorporating sink unit. Breakfast bar. Electric cooker point. Casement windows to the rear and side. uPVC door out to the garden. Radiator. Gas fired central heating boiler (newly replaced 2022). Dishwasher point. Washing machine point. Tiled floor.



### DINING ROOM/BEDROOM FOUR

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

Casement window to the front elevation. Radiator.



## BATHROOM

3.20 m (10'6") max x 2.52 m (8'3")

Bath with tiled surround. Walk in shower cubicle with a tiled surround and dual shower overhead. Wall hung wash hand basin with fitted storage. Low flush WC. Chrome heated ladder towel rail. Wood effect non slip flooring. Extractor fan. Casement window to the front.



## FIRST FLOOR

### BEDROOM ONE

5.00 m (16'5") x 3.61 m (11'10")

Casement windows to the side and rear. Radiator. Eaves storage. Television point.



### BEDROOM TWO

5.00 m (16'5") x 3.30 m (10'10")

Casement windows to the side and rear. Radiator. Eaves storage. Television point.



### BEDROOM THREE

3.12 m (10'3") x 2.30 m (7'7")

Casement window to the rear. Radiator. Eaves storage.

## OUTSIDE

### GARAGE

9.15 m (30'0") x 3.74 m (12'2")

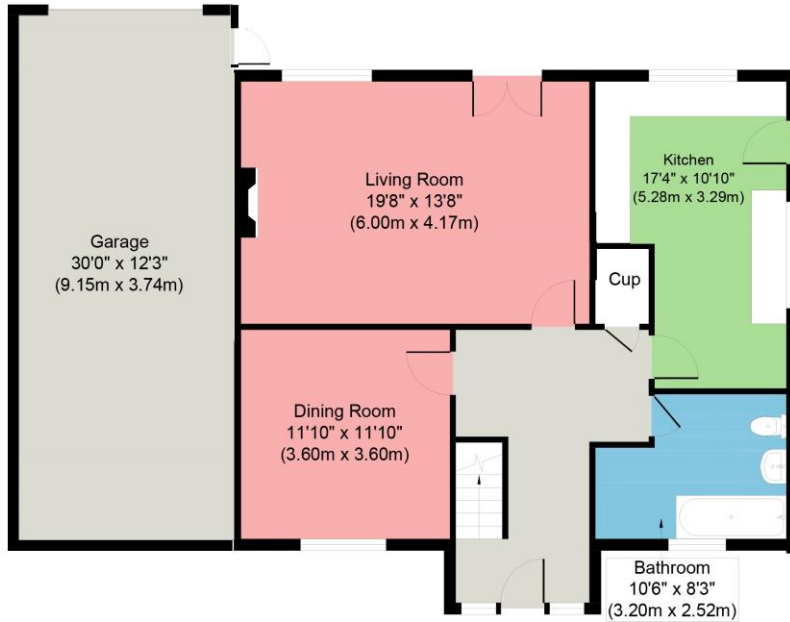
Electric up and over door. Door to the side. Window to the side. Electric light and power. Workshop area. Overhead storage.

## GARDEN & GROUNDS

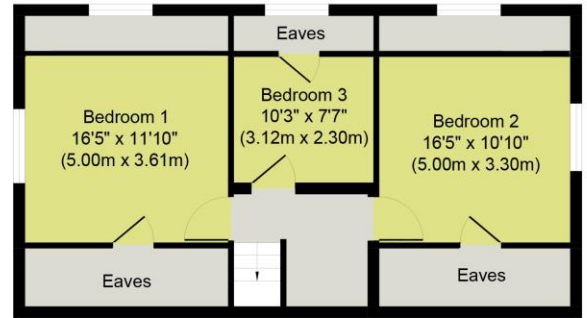
Stonegarth is situated at the top of the High Street and occupies a sizable corner plot with frontage onto the High Street. Access is off Back Lane and through timber double gates onto the stone pebbled driveway, which leads up to the garage. There is space to park a number of vehicles along the driveway.

The garden is largely laid to lawn and edged by mature hedges to all sides. To the far corner stands a useful timber storage shed. There is an outside water supply and electric.





**Ground Floor**  
Approximate Floor Area  
1211 sq. ft  
(112.46 sq. m)



**First Floor**  
Approximate Floor Area  
295 sq. ft  
(27.3 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 water, drainage, gas and electric.  
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.  
 Council Tax: E  
 EPC: C/71 Potential B/84  
 Post Code: YO62 7RL  
 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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