



BROOK VILLA, 42 MAIN STREET
EBBERSTON

Cundalls



BROOK VILLA, 42 MAIN STREET EBBERSTON, NORTH YORKSHIRE, YO13 9NS

Scarborough 12 miles, Pickering 7 miles, Malton 12 miles, York 30 miles

**Handsome detached family home standing in a generous plot within the centre of this pretty and accessible village.
Period accommodation over two floors providing an excellent level of well-presented family accommodation**

Accommodation Comprises; Entrance Hall – Sitting Room – Drawing Room with Dining Area – Kitchen – Garden Room – Snug/Study – Ground Floor Shower Room – Utility Room

First Floor; Master Bedroom with Cloakroom – Three Further Double Bedrooms – House Bathroom

Outside; Attractive and mature gardens with ample off street parking and a detached stone build double garage

NO ONWARD CHAIN

FOR SALE BY PRIVATE TREATY

GUIDE PRICE £370,000

Situated in an elevated position and set well back from the village street, Brook Villa is a distinctive detached property, set in mature grounds to all sides and with a large double garage and off street parking.

Believed to date back to 1860 this Grade II listed property has a number of attractive period features both inside and out, with bordered herringbone tooled quoins to the stone work, original sash windows including an unusual radial glazed central window below a carved stone arch and original panelled doors with architrave surrounds. The accommodation has been well maintained throughout with the roof being completely redone in 2012 and up to date loft insulation. Internally the accommodation has the regular proportions and high ceilings typical of the era; this has been complemented by a later two storey stone extension to the rear.

In brief the accommodation comprises; Entrance Hall with parquet floor and with a return staircase to the First Floor. Sitting Room, Drawing Room with dining area, modern fitted Kitchen opening into a Garden Room. Rear snug/study, Shower room and Utility. On the First Floor are four double bedrooms, including Master with Cloakroom and a house bathroom with a white suite.

Brook Villa has a most appealing frontage, set back from the street and elevated above Ebberston Beck with a low stone wall and original wrought iron railings. The gardens are well stocked and varied, with the majority lying to the side and rear where the double garage and parking can be found – with direct access onto Back Lane.

Ebberston is a pretty village lying to the south of the A170 Scarborough to Thirsk trunk road and with easy access to the A64 and Malton where there is a railway station and connections to the mainline network. The village is some seven miles east of Pickering and eleven miles west of Scarborough. The village has a public house, parish church and a sports ground.



ACCOMMODATION COMPRISES

FRONT DOOR

Hardwood painted front door with a curved window light over. Lantern light above and original working doorbell.

ENTRANCE HALL

6.30 m(20'8") x 2.10 m(6'11")

Parquet wood flooring. Return staircase leading off to the first floor. Dado rail. Under stairs cupboard. Original back entrance – now leading to the Snug with window light over. Radiator.



SITTING ROOM

3.65 m(12'0") x 3.60 m(11'11")

Period style cast iron basket fireplace with a tiled inset and quarry tiled hearth. Fireside fitted cupboards and arched display shelves to both sides. Sash window to the front with architrave surround. Coving. Television point. Radiator. Fitted cupboard.

KITCHEN

3.70 m(12'2") x 2.80 m(9'2")

Matching fitted wall and floor units along with glazed display cabinets, incorporating one and a half bowl acrylic sink unit. Ceramic tiled floor. Tiled splash backs. Electric cooker point. Gas and electric hob with an extractor hood over. Radiator. Glazed door to;



GARDEN ROOM

3.90 m(12'10") x 2.40 m(7'10")

Double glazed hardwood windows to three sides with a translucent pitched roof. Fan ceiling light. Part exposed stone wall. Door leading out to the patio to the rear. French doors



DRAWING ROOM/DINING AREA

6.60 m(21'8") x 3.70 m(12'2")

Sash window to the front with architrave surrounds. Two sash windows to the side. Moulded ceiling coving. Television point. Electric fire set in a marble effect surround with a timber mantel. Two radiators.

SNUG

2.00 m(6'7") (to window) x 1.80 m(5'11")

Sash window to the rear. Alcove with fitted shelves. Radiator.

SHOWER ROOM

2.00 m(6'7") x 1.10 m(3'7")

Walk in double width shower cubicle with shower over. Matching low flush WC and wash hand basin. Sash window to the rear. Half tiled walls. Extractor fan. Radiator.

UTILITY ROOM

2.70 m(8'10") x 2.00 m(6'7") (to window)

Range of fitted base and high level cupboard units incorporating a stainless steel single basin sink unit. Automatic washing machine point. Tumble dryer point. Sash window to the rear. Door to the side. Potterton gas fired central heating boiler. Radiator.

FIRST FLOOR

GALLERIED LANDING

Airing cupboard containing hot water cylinder and electric immersion heater, with slatted shelving. Arched feature window to the front. Radiator.

BEDROOM ONE

3.70 m(12'2") x 3.30 m(10'10")

Sash window to the front. Telephone point. Radiator.



CLOAKROOM

0.90 m(2'11") x 0.90 m(2'11")

Matching white low flush WC and wash hand basin. Extractor fan.

BEDROOM TWO

3.70 m(12'2") x 3.70 m(12'2")

Sash window to the front and side. Original cast iron basket fire place. Fitted fireside cupboards to each side with fitted shelving. Radiator.

BEDROOM THREE

3.70 m(12'2") x 2.70 m(8'10")

Sash window to the side. Loft hatch. Television point. Radiator.

BEDROOM FOUR

3.70 m(12'2") x 2.80 m(9'2")

Sash window to the south elevation. Alcove. Radiator.

BATHROOM

2.40 m(7'10") x 2.30 m(7'7")

Solid wood flooring. Cast iron freestanding bath. White pedestal basin and low flush WC. Window to the rear. Wooden floorboards.

OUTSIDE

To the front access is through the original wrought iron hand gate, set between two carved stone pillars with 'Brook Villa' etched in both sides. A short flight of stone steps lead up to a gravelled path running up the front door with lawn and pretty well stocked borders to either side. A private and well screened lawned area stands to the southern edge, bounded by mature shrubs and trees including laurels, a fragrant buddleia and birch tree.



To the rear are a number of different points of interest, with paved seating and dining areas, colourful borders and lawn leading up to the parking area – with access directly off Back Lane through timber gates. There is plenty of parking to be found both on the gravelled parking area and within the recently constructed stone and tile double garage. Within the grounds are two useful brick and tile outbuildings. There is an outside water supply to the gardens.



GARAGE

5.40 m(17'9") x 4.90 m(16'1")

Concrete floor. Up and over door. Door to the side. Casement window to the side. Electric power and light. Fully boarded roof storage.

GARDEN SHED

3.30 m(10'10") x 1.60 m(5'3")

Brick and tile construction.

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.

SERVICES

Mains Water, Gas, Drainage and Electric. Central heating is gas fired.

COUNCIL TAX

Band F

TENURE

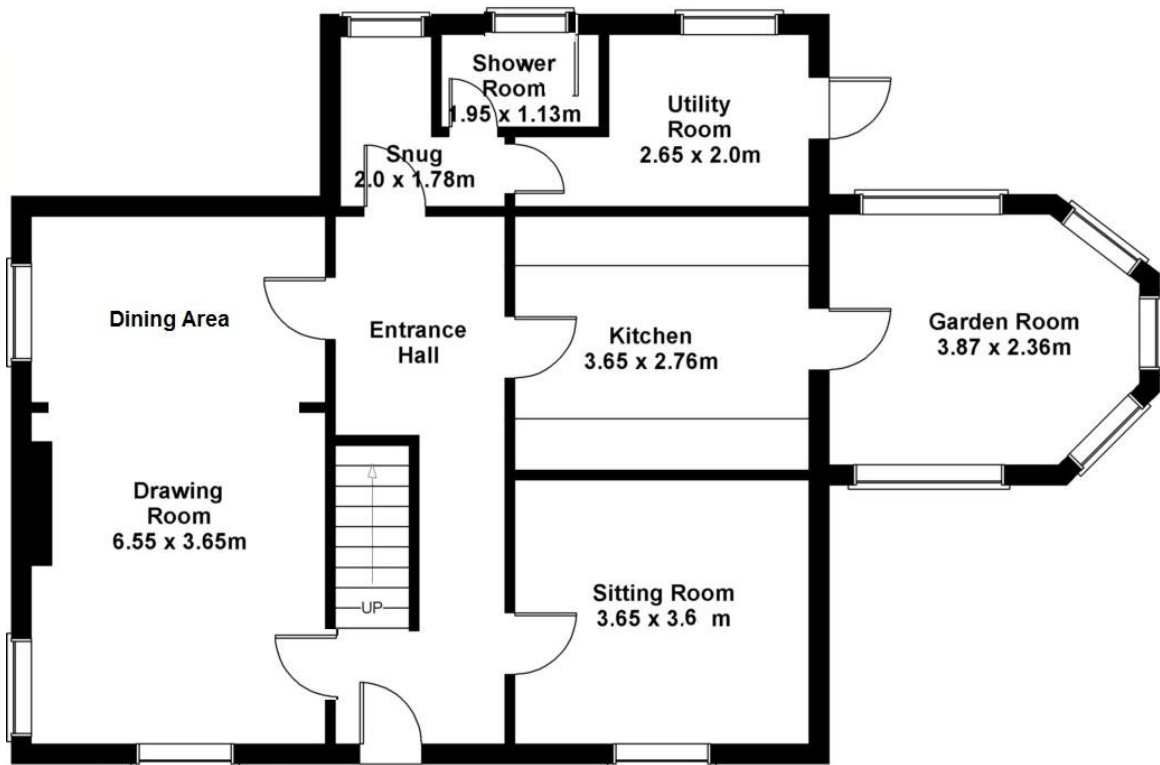
We understand that the property is Freehold and that vacant possession will be given upon completion.

VIEWING

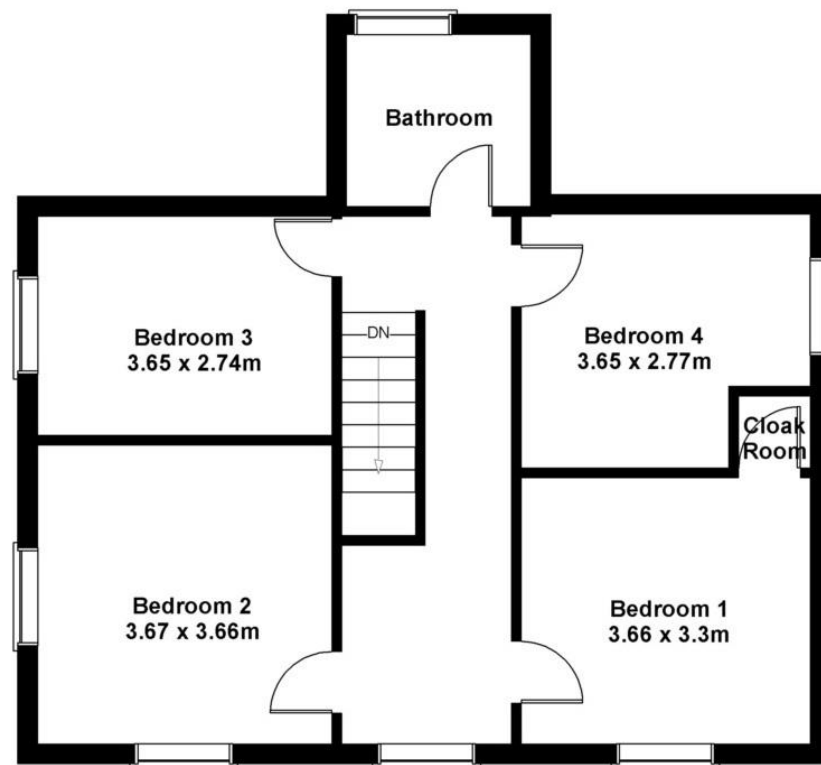
Strictly by appointment through the Agent's office in Malton, 01653 697820 or Pickering 01751 472766.

METHOD OF SALE

The property is being offered for sale by Private Treaty as a whole



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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All measurements are approximate (and in the case of the buildings) have been taken externally). The services as described have not been tested and cannot be guaranteed. Charges may be payable for service reconnection. 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 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.