



**HOB GARTH
GLAISDALE, NORTH YORK MOORS NATIONAL PARK**

Cundalls



HOB GARTH

GLAISDALE HEAD, GLAISDALE,
NORTH YORK MOORS NATIONAL PARK
YO21 2PZ

Whitby 12 miles, Pickering 16 miles, Malton 24 miles, York 42 miles, Leeds 68 miles (all distances approximate)

An intriguing country property, beautifully appointed throughout and providing over 2,400 square feet of accommodation. Set within extensive grounds and land of over 2 acres. Detached stone built workshop. Ample parking

- Over 2,400 square feet of accommodation, extensively remodelled and presented to a high standard throughout .
- Boot Room - Inner Hall – Cloakroom - Farmhouse Kitchen – Dining room – Garden Room - Sitting Room – Living Room
- Four bedrooms – House Bathroom – Shower Room
- Wonderful rural location with superb far-reaching views from every angle
- 2.2 acres of extensive landscaped garden and grounds, including stone flagged terrace, woodland and orchard. Mature grounds which encircle the property to all sides.
- Substantial detached stone building; providing useful workshop and storage space and with potential for conversion into a garage. Off-street parking.

GUIDE PRICE £799,950

DESCRIPTION

Hob Garth is an intriguing, detached stone property which provides a stylish range of well-appointed accommodation combining a wonderful blend of traditional and contemporary styles. In all set in over 2 acres together with substantial stone barn, set up as a useful workshop and with potential to be converted into a garage. Situated facing straight down the dale, the property has a simply superb far-reaching outlook, with wonderful views from almost every window in the house.

Believed to date back to the 18th century the house is a characterful amalgamation of a range of cottages and features lovely character touches such as mullioned windows and exposed beams. In recent years the property has been extensively improved through a sensitive renovation including a seamless extension to the side and the addition of a sheltered garden room. Recently the kitchen has been refitted with a stylish range of Corian topped cabinets and the windows throughout have been largely replaced with bespoke double-glazed units.

In all the house provides over 2,400 square feet of accommodation and in brief comprises the following. Boot room, inner hall with cloakroom and farmhouse kitchen with a dining area affording beautiful views. Adjoining dining room, garden room and two large front facing reception rooms; both with multi fuel stoves. In all there are two separate staircases to the first floor, with four bedrooms in total and a large house bathroom and separate shower room.

The property is set in lovely, mature grounds, with a stone flagged terrace to the rear, south facing feature reflection pool to the side and extensive lawned gardens.

There is a generous parking area and a large detached stone building currently serving as a workshop. Across the road is a private orchard, amounting to 0.2 acres.

LOCATION

Glaisdale Head is a small hamlet of around five properties, set around 4 miles to the west of the main village of Glaisdale. Glaisdale itself is a thriving moorland village with Post Office/shop, well-regarded butcher, outstanding primary school and a public house and lies amidst beautiful scenery in the valley of the River Esk.

ACCOMMODATION

BOOT ROOM/ENTRANCE HALL

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

Upvc front door. Window to the side. Fitted bench seating with boot rack. Column radiator. Exposed stonework. Panelled walls to part.

INNER HALL

Quarry tiled floor with underfloor heating. Column radiator. Stairs to the first floor with fitted utility cupboard with fitted worktops incorporating washing machine point. Water filtration system set within a fitted storage cupboard.

CLOAKROOM

1.66 m (5'5") x 1.41 m (4'8")

Low flush WC. Wash hand basin set into a vanity cabinet. Quarry tiled floor with underfloor heating. Towel rail radiator. Window to the rear.

FARMHOUSE KITCHEN

6.60 m (21'8") x 3.40 m (11'2")

Dual aspect room with windows to the front and side. Range of fitted cabinets with a Corian worktop incorporating one and a half bowl stainless steel sink unit. Tiled splashback. Electric cooker point with extractor hood. Pantry cupboard. York stone flooring. Heritage style column radiators. Bosch dishwasher.



DINING ROOM

4.50 m (14'9") x 3.66 m (12'0")

Double aspect with windows to the front and rear. Slate tiled floor. Vertical radiator. Beamed ceiling. Door into the Garden Room.



GARDEN ROOM

4.47 m (14'8") x 2.32 m (7'7")

Stone base with fully glazed windows to the side and rear and with roof lights. Doors opening out onto the garden. Slate tiled floor with underfloor heating.

LIVING ROOM

5.00 m (16'5") x 3.60 m (11'10")

Double aspect with windows to the front and rear. Fully glazed front door into the covered porch. Cast iron multi fuel stove set within a painted stone fireplace with flagstone hearth. Beamed ceiling. Wide oak floorboards. television point. Radiator. Stairs to the first floor with understairs storage cupboard. Beamed ceiling.



SITTING ROOM

6.30 m (20'8") x 5.00 m (16'5")

Triple aspect with matching stone mullions with double glazed units. Two radiators. Cast iron multi fuel stove set within a carved stone fireplace with matching hearth. Fireside alcove. Beamed ceiling. Wide oak floorboards. Television point.



FIRST FLOOR

LANDING

Velux roof light over the stairs.

BEDROOM ONE

6.80 m (22'4") x 3.40 m (11'2")

Triple aspect room with windows to the front and sides. Column radiator. Vertical radiator. Fitted wardrobes with shelving.

SHOWER ROOM

2.31 m (7'7") x 1.90 m (6'3")

Corner shower cubicle with electric shower. Wall hung wash hand basin. Low flush WC. Wood laminate floor. Window to the rear. Radiator with heated towel rail.



GALLERIED LANDING

Two windows to the rear. Radiator. Loft inspection hatch. Large airing cupboard with heated ladder towel rail.

BEDROOM TWO

5.00 m (16'5") x 4.10 m (13'5")

Double aspect with matching stone mullions to the front and the side. Period style basket grate fireplace with stone hearth. Radiator.



BEDROOM THREE

3.00 m (9'10") x 1.65 m (6'1")

Window to the front. Radiator.

BEDROOM FOUR

4.87 m (16'0") x 4.10 m (13'5")

Double aspect with windows to the front and rear. Radiator. Range of fitted wardrobes and chest of drawers. Wash hand basin. Loft inspection hatch.

BATHROOM

3.54 m (11'7") x 2.81 m (9'3")

Panelled bathtub. Double width shower with rain head shower overhead. Wash hand basin set into a vanity cabinet. WC with concealed cistern set into a panelled surround. Laminate wood flooring. Extractor fan. Chrome heated ladder towel rail. Window to the front.



Bedroom Four



House Bathroom

OUTSIDE

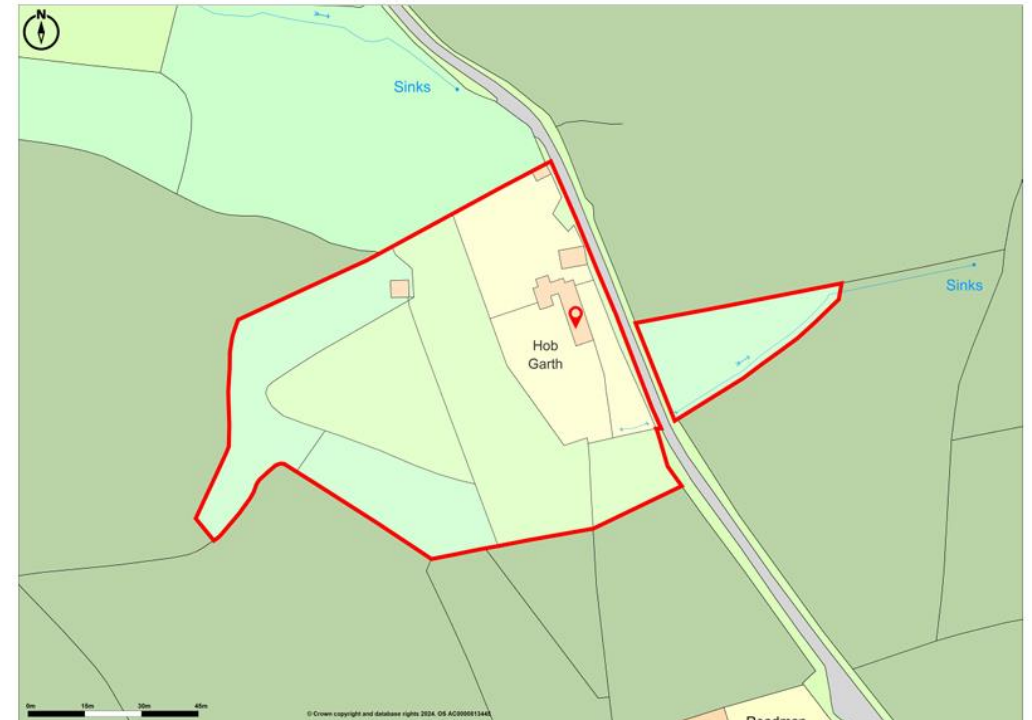
Hob Garth is set within attractive, well established private grounds of just under two acres in total. The house faces east and takes advantage of its position and views. Level grounds flank the property to both sides and the immediate rear with flagged terrace and seating area. To the south facing side stands a large reflecting pool, beautifully planted up with flowering shrubs. The lawned gardens rise up to the west and are exceptionally well established with rhododendron bushes, mature trees, flowering shrubs and spring bulbs, creating a garden which moves throughout the seasons offering up new interest.

To the western gable end is a parking area, with the driveway rising up to a further parking area. Useful aluminium framed greenhouse and timber garden sheds stand within the grounds.

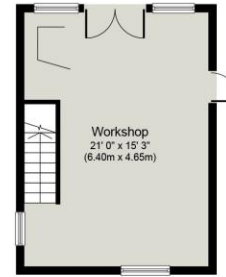
STONE WORKSHOP

6.40 m (21'0") x 4.65 m (15'3")

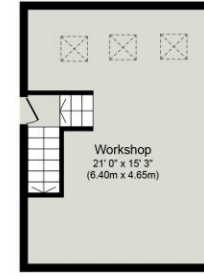
Detached stone build. Two level access points from the outside to both the first and ground floors. Electric light and power. Velux roof light. The ground floor portion could be relatively easily converted into a garage with a double door lintel offering scope to expose a garage opening.



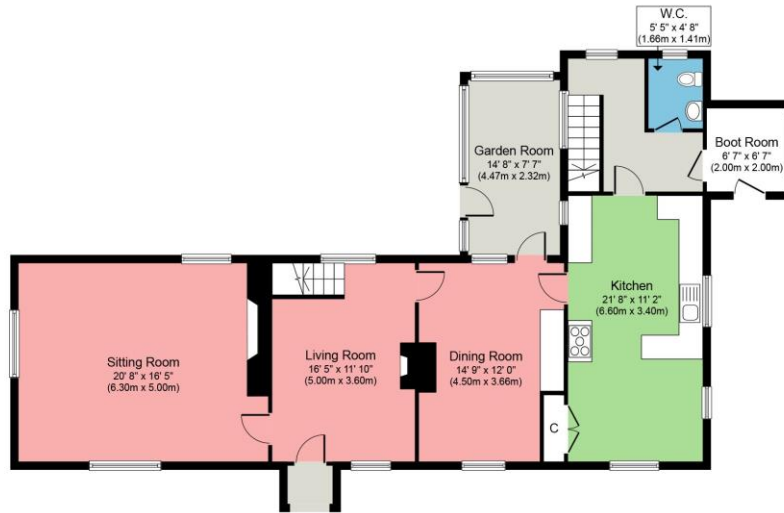




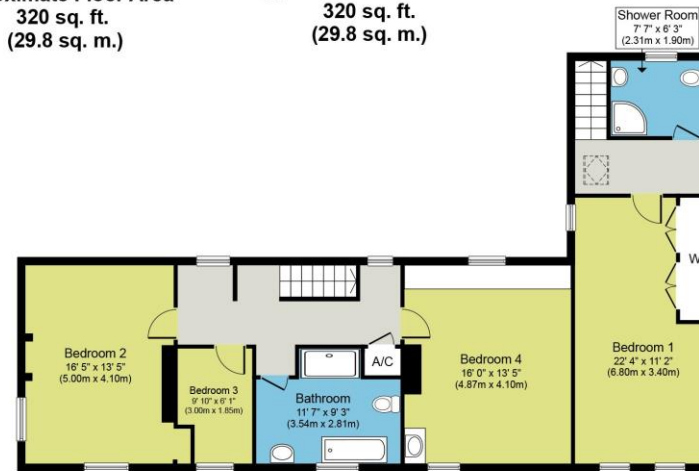
Workshop Ground Floor
Approximate Floor Area
320 sq. ft.
(29.8 sq. m.)



Workshop First Floor
Approximate Floor Area
320 sq. ft.
(29.8 sq. m.)



Ground Floor
Approximate Floor Area
1,303 sq. ft.
(121.1 sq. m.)



First Floor
Approximate Floor Area
1,118 sq. ft.
(103.8 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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15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820
Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT
Tel: 01439 772000
Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766
Email: pickering@cundalls.co.uk



GENERAL INFORMATION - REMARKS & STIPULATIONS

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.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Score: E/49. Potential B/86

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Private water supply. Septic tank drainage. Oil-fired central heating.
Planning: North York Moors National Park
Council Tax: Band F
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO21 2PZ
Details prepared April 2024

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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.

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.

