

THE WHINS STATION ROAD, GANTON



An exceptionally spacious & comprehensively renovated five-bedroom family home, occupying a wonderful 0.4 acre plot in a sought-after location, overlooking the nationally renowned Ganton golf course.

Porch, reception hall, guest cloakroom, sitting room, dining room, conservatory, dining kitchen, rear lobby, utility room, master bedroom with en-suite bathroom, four further bedrooms (two with en-suite shower rooms) & house shower room.

Oil-fired central heating & uPvc double-glazing.

Extensive gardens & grounds, ample parking & detached double-glazing.

GUIDE PRICE £595,000

Located off the A64 at the foot of the Yorkshire Wolds, Ganton is an easily accessible village located approximately 9 miles south-west of Scarborough and around 14 miles east of Malton. The village benefits from a pub, parish church, and modern village hall facility, but is probably best known for its nationally renowned golf course, which has hosted several high-profile tournaments, including the Ryder Cup.

The Whins is an exceptionally spacious semi-detached family home, built in the arts & crafts style in the early part of the twentieth century, and occupies a superb 0.4 acre plot. It is one of only a small handful of properties which overlook the golf course, on the road leading to the club house. Within the last few years, the house has been comprehensively renovated to create a comfortable and well-appointed home, with works including a full electrical re-wire, installation of a new central heating system, new kitchen, bathrooms, and a full cosmetic overhaul.

The overall living accommodation is arranged over three floors and amounts to approximately 2,500sq.ft, comprising porch, reception hall, guest cloakroom, sitting room, dining room, conservatory, dining kitchen with Aga, rear lobby and utility room. Upstairs there is an impressive master bedroom suite, four further bedrooms (two of which have en-suites), and a house shower room. In addition to a modern central heating system there is double-glazing throughout, and the house retains a number of attractive original features.

Externally there are extensive gardens and grounds made up of lawned areas, well-stocked shrub borders, flagged terrace and a variety of trees. A lengthy gravelled driveway provides ample room to park and leads to a double garage.



ACCOMMODATION

PORCH

2.1m x 1.7m (6'11" x 5'7")

Windows to three sides.

RECEPTION HALL

4.8m x 2.6m (min) (15'9" x 8'6")

Return staircase to the first floor. Exposed beams. Telephone point. Amtico flooring. Casement windows to the front and side. Radiator.



GUEST CLOAKROOM

2.4m x 2.1m (max) (7'10" x 6'11")

Low flush WC and wash basin in vanity unit. Extractor fan. Recessed spotlights. Amtico flooring. Casement window to the side. Heated towel rail.

SITTING ROOM

5.9m x 4.3m (19'4" x 14'1")

Open fire with oak surround, cast iron insert and marble hearth. Oak flooring. Coving. Two wall light points. Television point. Casement window and port hole window to the front. Two radiators.



DINING KITCHEN

4.8m x 4.7m (15'9" x 15'5")

Range of kitchen cabinets with quartz worktops, incorporating a double bowl sink unit. Two oven electric Aga. Four ring induction hob with extractor hood above. Electric, fan-assisted oven. Integrated dishwasher. Recessed spotlights. Amtico flooring. Two casement windows to the rear. Radiator.

DINING ROOM

5.5m x 3.4m (18'1" x 11'2")

Coving. Amtico flooring. Casement window to the side. Radiator.



REAR LOBBY

Door to the side. Loft hatch. Quarry tile floor. Radiator.

UTILITY ROOM

1.9m x 1.4m (6'3" x 4'7")

Range of kitchen units incorporating a stainless steel sink unit. Automatic washing machine point. Extractor fan. Quarry tile floor. Casement window to the side. Radiator.



CONSERVATORY

3.2m x 2.6m (max) (10'6" x 8'6")

Tiled floor. French doors opening onto the garden. Windows to three sides. Two radiators.

FIRST FLOOR

LANDING

Staircase to the second floor. Recessed spotlights. Airing cupboard housing the hot water cylinder with electric immersion heater. Fitted linen cupboard. Casement window to the side. Radiator.

BEDROOM ONE

5.3m x 4.3m (to fitted wardrobes) (17'5" x 14'1")

Range of fitted wardrobes. Picture rail. Casement window to the front. Radiator.



BEDROOM TWO

4.7m x 3.4m (15'5" x 11'2")

Fitted wardrobe. Casement window to the rear. Radiator.



EN-SUITE BATHROOM

3.6m x 3.1m (11'10" x 10'2")

White suite comprising bath, double shower cubicle, twin wash basins in vanity unit, bidet, and low flush WC. Tiled floor. Extractor fan. Recessed spotlights. Heated towel rail. Casement window to the front. Radiator.



BEDROOM THREE

3.6m x 2.7m (11'10" x 8'10")

Fitted wardrobe. Casement window to the rear. Radiator.

HOUSE SHOWER ROOM

3.4m x 2.0m (11'2" x 6'7")

White suite comprising double shower cubicle, twin wash basins in vanity unit, and low flush WC. Tiled floor. Extractor fan. Recessed spotlights. Casement window to the rear. Heated towel rail.



SECOND FLOOR

LANDING

Recessed spotlights.

BEDROOM FOUR

4.3m x 3.7m (max) (14'1" x 12'2")

Fitted wardrobe. Casement window to the rear. Radiator.



EN-SUITE SHOWER ROOM

2.6m x 1.5m (max) (8'6" x 4'11")

White suite comprising corner shower cubicle, wash basin and low flush WC. Tiled floor. Extractor fan. Recessed spotlights. Casement window to the rear. Heated towel rail.

BEDROOM FIVE

3.6m x 2.4m (11'10" x 7'10")

Plus 2.0m x 1.5m (6'7" x 4'11")

Recessed spotlights. Dressing area off to one end. Two Velux roof lights to the front. Radiator.



EN-SUITE SHOWER ROOM

2.0m x 1.5m (6'7" x 4'11")

White suite comprising corner shower cubicle, wash basin and low flush WC. Tiled floor. Extractor fan. Recessed spotlights. Heated towel rail.

OUTSIDE

The house is set well back from Station Road, and within a mature plot of about 0.4 acres. The gardens include swathes of lawn to both the front and rear, mature shrubs, an Indian stone flagged terrace and a variety of trees. A gravelled driveway leads to a detached double garage, and there is a range of original outhouses adjoining the back of the house, including a outside wc, garden store and log shed.



DOUBLE GARAGE

Divided into two internally. Twin up and over doors to the front. Electric power and light. The roof has recently been resurfaced with fibre glass and carries a 25-year guarantee.

GENERAL INFORMATION

Services: Mains water, electricity, and drainage.
Oil-fired central heating.

Council Tax: Over the last few years, the property has been run as a holiday let and therefore is not currently registered for council tax.

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

Post Code: YO12 4PB.

EPC Rating: Current: D60. Potential: B84.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



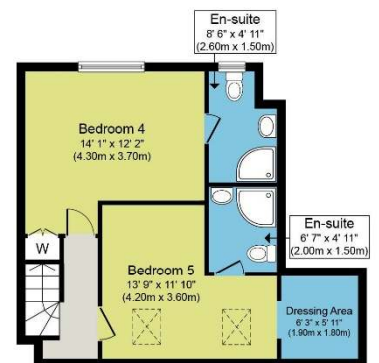
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
1,208 sq. ft.
(112.2 sq. m)



First Floor
Approximate Floor Area
1,013 sq. ft.
(94.1 sq. m)



Second Floor
Approximate Floor Area
462 sq. ft.
(42.9 sq. m)