

High Green House, Washton



High Green House, Washton, North Yorkshire.

Guide Price: £750,000

Sitting at the heart of this highly regarded Hamlet, in an elevated position offering far reaching views and a high degree of privacy, High Green House is a most impressive detached house, providing very generous and well planned living spaces that are finished to the highest of standards. To the ground floor there is a large living room, a fantastic kitchen, a snug, a study, a utility room and a cloakroom, with the first floor having four double bedrooms, the master being ensuite, a bathroom and a shower room. Externally there is driveway parking, a garage with workshop, a garden room and generous gardens which border open countryside, have extensive views and enjoy the sun throughout the day. An early inspection is strongly advised!



Entrance Hallway:

Accessed through a part glazed door, the welcoming hallway features stone flagged flooring, inset coir entrance matting and a modern styled radiator.

Cloakroom:

Fitted with a WC, a wash hand basin set on a vanity unit and a radiator.

Snug:

A dual aspect room having windows to the front and side giving far reaching views. There are two radiators, a pair of doors to the living room, fitted display and storage units and a fireplace which houses a log burning stove.

Study:

An excellent space for home working and being fitted with a range of fitted furniture and two windows giving views to the front and rear of the property.

Living Room:

A great, light filled, triple aspect room having windows overlooking the garden and a pair of doors that open out to the large patio seating area. There is a tiled floor with underfloor heating and a TV point.

Kitchen:

A fantastic hand made kitchen which comprises a generous range of fitted units with soft close fittings and granite countertops. Integrated into the units are a cream-coloured Aga, a dishwasher, a fridge, a freezer, a wine fridge and a microwave combination oven. There is a large larder cupboard, a seating area and windows to the side and rear of the property.

Utility/Boot Room:

Fitted with a range of units and having plumbing for a washing machine, space for a tumble drier, a Belfast sink, a radiator and doors to the front and rear of the property.

First Floor Landing:

The galleried landing has loft access, a radiator, a linen cupboard and a window to the front with far reaching views.

Bedroom 1:

A dual aspect double bedroom having windows to the front and side of the property with open views. There are two radiators, a TV point and an **Ensuite** that is fitted with a shower, a WC and a wash hand basin.

Bedroom 2:

A double bedroom with built in wardrobes, and a window overlooking the rear garden.



Inner Hallway:

With a radiator and useful storage cupboards and fitted wardrobes.

Bedroom 3:

A double bedroom with a radiator, a built in wardrobe and a window overlooking the rear garden.

Bedroom 4:

A double bedroom with a radiator and a window to the rear overlooking the rear garden.

Bathroom:

A well appointed bathroom which is fitted with a white suite that comprises a bath, a WC and a wash hand basin set into a vanity unit. The window gives far reaching views.

Shower Room:

Fitted with a large shower enclosure, a WC and a wash hand basin. There is a radiator and a Velux roof window.

External

High Green House sits in an elevated position and enjoys for reaching views to the front of the property and open countryside views to the side and rear.

To the front there is a driveway providing off street parking.

The **Garage** has a pair of doors, power, light, a door to the garden and a workshop with workbenches.





The South facing rear garden enjoys the sun throughout the day and borders open countryside. The garden is mainly lawned and features two large seating areas providing the ideal spaces for relaxing and enjoying the surrounding. There are two plum trees and a productive pear tree.

The **Garden Room** features a log burning stove and bi fold doors opening out to a seating area.

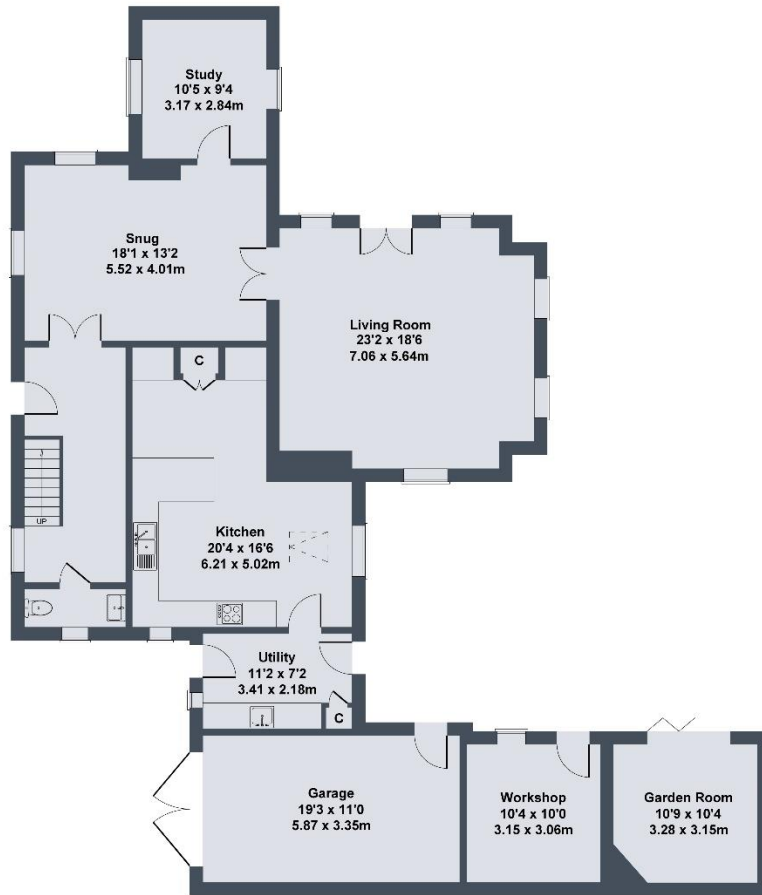
Additional Information

The postcode is DL11 7JN and the Council Tax Band is G.

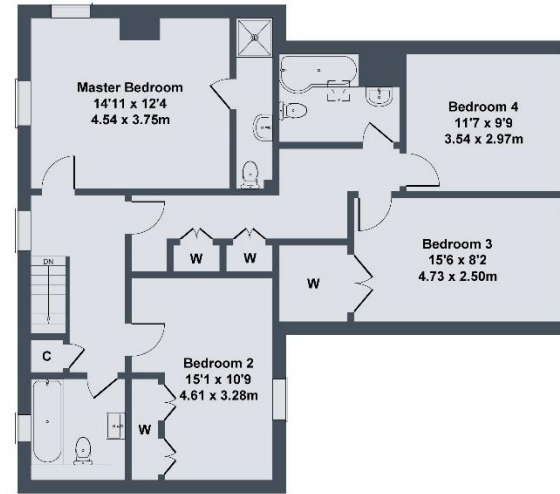
The property has the benefit of a biomass heating system with the boiler being located in the garage.



High Green House, Whashton, Richmond, DL11 7JN



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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