

APPLEGARTH, 20 CARR HILL LANE BRIGGSWATH



A unique period property with three floors of accommodation, including an independent garden flat. Stylishly appointed accommodation, beautiful grounds and an elevated position.

Over 2,200 square feet of accommodation

Hallway - Sitting Room – Dining Room – Kitchen – Living Room – Boot Room – Laundry/Dressing Room

Up to Four bedrooms – Two bathrooms. Three first floor bedrooms

Garden Apartment – Garden Room - Living Room – Kitchen – Bedroom – Shower Room

Delightful gardens to the front and rear

Integral garage – Off Street Parking

GUIDE PRICE £650,000

Applegarth is a delightful period house set in attractive grounds and occupying an elevated position which affords it lovely views from many of the principal rooms. The property is exceptionally deceptive with the relatively modest frontage belying an exceptionally spacious and versatile house, with accommodation which ranges over three floors and is as well suited for a family as it would be for just a couple. The original 1930's house still exhibits a number of attractive period details but has been substantially extended and is presented to a high standard throughout with high quality kitchen and bathroom fittings. In all the house provides over 2,200 square feet of accommodation and has recently replaced Upvc double glazing throughout.

In brief, entrance hall, front facing sitting room and dining room/bedroom, stylish kitchen with bespoke cabinetry and adjoining living room with a pair of bi-fold doors to both sides opening onto a raised balcony at the rear, and sunny stone flagged terrace at the front. Large master bedroom with en-suite bath and shower room, a further ground floor bedroom and bathroom and a large first floor bedroom. On the lower ground floor is a well-appointed independent suite of rooms, which currently serves as a separate apartment measuring 467 square feet in all, with a large garden room, living room, kitchen, double bedroom and shower room. Ideal as a guest suite, dependant relative or could have potential to be used to create an income stream from.

Beautifully landscaped garden and grounds lie to the front and rear and there is parking on the driveway at the front and within the integral single garage.



LOCATION

Briggswath is a quiet neighbourhood in a sought-after part of the village of Sleights. This is an exceptionally well-served village, with a wide range of shops including a well renowned local butcher; Radford, the famous Whitby Baker, Botham's and a small SPAR supermarket. There are primary schools (at both Sleights and Ruswarp), church, thriving village hall, hairdresser, accountants and doctor's surgery. There are two local Pubs and Garden Centre with café all within walking distance. Briggswath lies approximately two miles from the well served and popular seaport of Whitby and 17 miles from the market town of Pickering.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Solid wood double doors leading into the entrance vestibule. Original 1930's internal door. Engineered oak floor. Radiator concealed behind a fretted cover. Telephone point. Stairs to the First Floor.

SITTING ROOM

3.90 m (12'10") x 3.60 m (11'10")

Stone fireplace with a carved oak surround and mantelpiece housing the gas living flame fire. Radiator set within a fretted cover. Curved window to the southeast elevation. Picture rail. Wall light points.



DINING ROOM/BEDROOM THREE

3.80 m (12'6") x 3.68 m (12'1")

Square bay window to the front. Radiator. Picture rail.



BREAKFAST KITCHEN

5.12 m (16'10") x 3.60 m (11'10")

A stylish range of re-fitted kitchen cabinets with marble quartz worktops incorporating a one and a half bowl sink unit with quooker tap, stainless steel splashbacks. Mocha gas fired AGA. Range of original fitted storage cupboards. Window to the rear. Pair of velux rooflights. Door through to the boot room which has a solid timber front door and window to the side.



LIVING ROOM

4.39 m (14'5") x 3.44 m (11'3")

A beautiful light reception room, with bifold door to both the front and rear, opening out onto a stone flagged terrace to the front and onto a balcony at the rear. Vaulted ceiling with exposed oak beams. Heritage column radiator. Oak floor. Log burning stove set upon stove hearth.



MASTER BEDROOM

4.50 m (14'9") x 3.70 m (12'2")

Casement window to the front. Fitted wardrobes with mirror fronted sliding doors. Radiator concealed behind a fretted radiator cover. Coving.



EN-SUITE BATHROOM

4.84 m (15'11") x 3.23 m (10'7")

Huge walk-in shower with tiled surrounding floor and thermostatically controlled rain head shower overhead. Freestanding clawfoot rolltop bath. Low flush WC. Heritage style wash hand basin. Arched window to the rear. Recess with fitted shelving. Heritage style column radiator with heated towel rail. Recessed ceiling lights. Ceramic tiled floor with electric underfloor heating. Natural stone tiled floor with underfloor heating. Skylight. Window to the rear.



LAUNDRY/DRESSING ROOM

3.27 m (10'9") x 1.93 m (6'4")

Arched window to the rear. Heated ladder towel rail. Automatic washing machine point. Vented for a tumble dryer. Fitted wardrobes.

BEDROOM TWO

3.00 m (9'10") x 2.91 m (9'7")

Painted floorboards. Casement window to the rear. Radiator.



BATHROOM

2.15 m (7'1") x 1.90 m (6'3")

Range of high quality, heritage style fittings. Wash hand basin. Low flush WC. Freestanding clawfoot bath set upon a plinth with handheld shower attachment. Window to the rear. Portrait panelling to part. Heritage style column radiator with heated towel rail surround. Recessed ceiling lights. Extractor fan.



FIRST FLOOR

BEDROOM FOUR/STUDIO

5.50 m (18'1") x 3.95 m (13'0")

Upvc dormer window to the front. Velux roof light to the rear. Fitted cupboards. Eaves storage. Radiator

GARDEN APARTMENT

GARDEN ROOM

4.60 m (15'1") x 2.37 m (7'9")

Oak framed reception room glazed to 3 sides with a lovely view over the garden. Vaulted ceiling with exposed beams. Wood floor. French doors opening out onto the raised stone terrace. Velux roof light.



LIVING ROOM

3.60 m (11'10") x 2.88 m (9'5")

Television point. Wainscotting to part. Exposed stone wall to part

KITCHEN

3.40 m (11'2") x 2.00 m (6'7")

Modern range of fitted base and wall units incorporating a single bowl stainless steel sink unit. Integrated four ring hob

with extractor overhead. Casement window to the rear. Electric panel radiator.



SHOWER ROOM

1.63 m (5'4") x 1.60 m (5'3")

Walk-in corner shower cubicle with electric shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Electric light and shaver point. Extractor fan.

BEDROOM

4.90 m (16'1") x 3.50 m (11'8")

Arched window to the rear. Electric night storage heater. Wall light points. Panelled wall to part.



OUTSIDE

Applegarth is situated in an elevated position and has a lovely far-reaching view from its front. The front garden has been largely hard landscaped to create a sheltered seating area which makes the most of the view, and mature flowering shrubs add colour and interest.



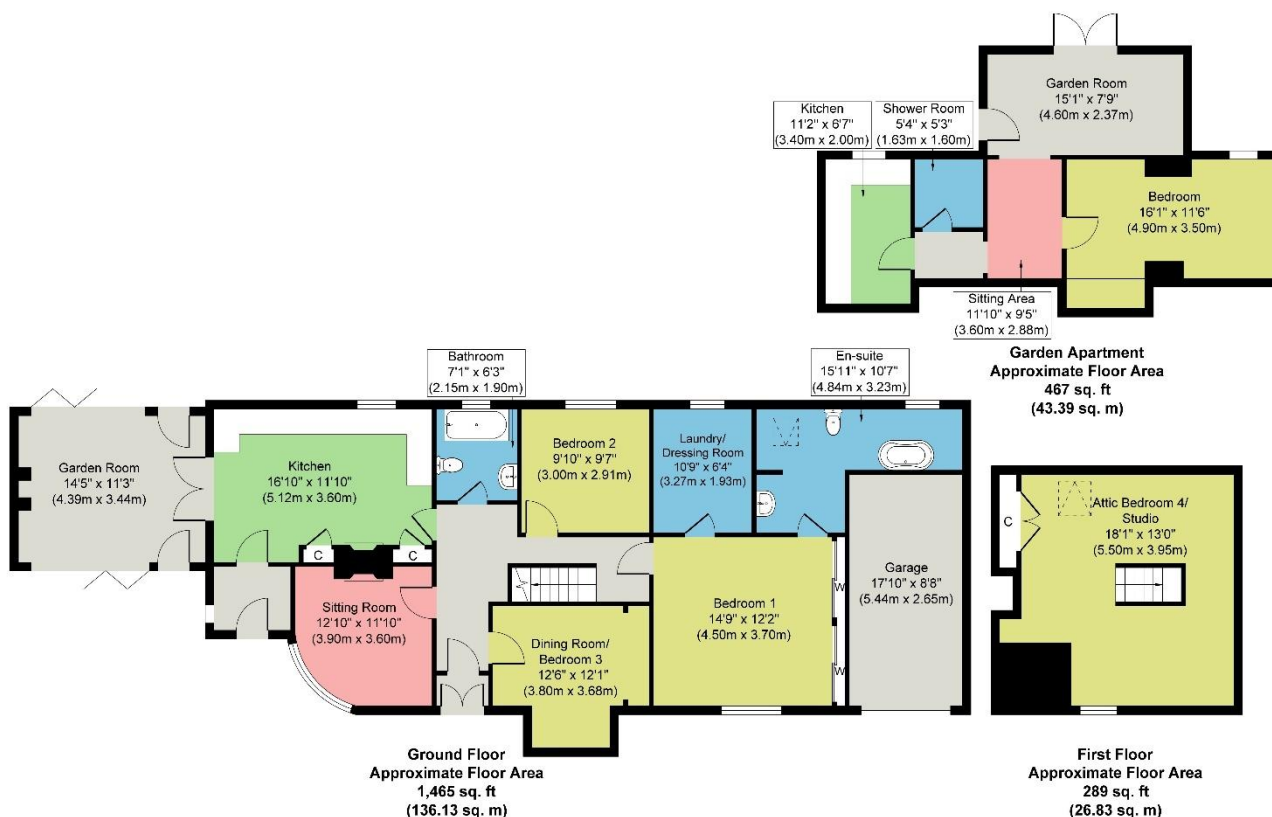
At the rear the grounds have been attractively landscaped in a series of tiers to make the best use of the sloping garden. The rear garden is well stocked with a variety of herbaceous shrubs and evergreen plants. At the bottom a small Brook winds its way along the boundary.



A broad stone flagged Terrace provides a fantastic entertaining space and to the side is a level lawned area to the with steps leading around to the front of the house. There is a useful covered storage area and shed housing the gas fired Bosch central heating boiler.

GARAGE - 2.65 m x 5.44 m

Electric light and power. Overhead storage.



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 electricity.
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
 Council Tax: E
 EPC: Current (E/40) Potential (D/58)
 Post Code: YO21 1RS
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Photos taken & brochure prepared August 2025

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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