

## 14 HIGH STREET SNAINTON



**An accessible village lifestyle property, comprising a detached stone-built property, with modern accommodation set in over an acre of land, grounds and land.**

1,624 square feet of accommodation.

Entrance Porch - Hall – Cloakroom - Sitting Room – Living Room – Kitchen – Utility Room

Three first floor double bedrooms — house bathroom

Range of adjoining buildings including workshop, store and garden store

Extensive grounds of over an acre in total with ample private parking, garden and land.

### GUIDE PRICE £450,000



**14 High Street is a conveniently situated and versatile lifestyle property, set in over an acre of land and grounds, making it ideal for any buyer keen to create a smallholding or self-sufficient property.**

A deceptively spacious village property set in an exceptionally large and mature plot of over an acre in total. 14 High Street comprises a traditional stone and slate character property which provides over 1,600 square feet including a range of adjoining outbuildings which offer some potential to further increase the accommodation into (subject to all necessary planning permissions and consents) if required.

Nicely presented throughout the house briefly provides the following accommodation. Entrance porch and hallway with cloakroom, front facing sitting room with wood burning stove, dining room, breakfast kitchen and utility which opens into a large storeroom/workshop. Upstairs are three good sized double bedrooms and the house bathroom.

The property sits within large grounds of 1.05 of an acre. The grounds provide a generous private parking area, large garden with vegetable and soft fruit gardens and paddock land which runs down to Green Lane to the south where there is access onto the lane. There are a number of useful timber sheds, stores and stables within the grounds.



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## LOCATION

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Snainton is a well-served village some eight miles to the east of Pickering and approximately nine miles from Scarborough. The village has a primary school, doctors' surgery, recreation ground, parish church, two pubs and fish and chip takeaway and is well placed for access to the A64 and the railway station at Malton.



## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Upvc front door. Window to the side. Coat hooks. Glazed inner door

### ENTRANCE HALL

Stairs to the first floor with under stairs storage area. Radiator. Electrics in the cupboard overhead.

### CLOAKROOM

1.80 m (5'11") x 0.80 m (2'7")

Low flush WC. Corner basin. Radiator. Window to the side. Radiator.

### SITTING ROOM

6.60 m (21'8") x 3.90 m (12'1")

Cast iron multi fuel stove set upon a tiled hearth with timber mantle. Fair if fireside recesses. Pair of windows to the front. Coving. Two radiators. Television point.



### LIVING ROOM

3.90 m (12'10") x 3.65 m (12'0")

Casement window to the side. Fireplace.



### KITCHEN

4.24 m (13'11") x 2.44 m (8'0")

Base and wall units incorporating double bowl sink. Electric cooker point. Breakfast bar. Casement window to the front. Velux to the rear. Quarry tiled floor.





#### UTILITY ROOM

3.68 m (12'1") x 1.50 m (4'11")

Belfast sink. Casement window to the side. Fitted base unit. Automatic washing machine point. Tumble point. Radiator.

#### WORKSHOP/STORE

5.30 m (17'5") x 3.61 m (11'10")

Tiled floor. Upvc stable door. Windows to the side. Fitted storage shelving.



#### FIRST FLOOR

##### LANDING

Window on the half landing. Radiator. Loft inspection. Hatch.

##### BEDROOM ONE

3.94 m (12'11") x 3.20 m (10'6")

Casement window to the side. Radiator. Pair of fitted cupboards.



##### BEDROOM TWO

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

Casement window to the front. Radiator.



##### BEDROOM THREE

4.11 m (13'6") x 2.84 m (9'4")

Casement window to the front. Radiator.



##### BATHROOM

2.00 m (6'7") x 1.87 m (6'2")

Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Fully tiled walls. Extractor fan. Chrome heated ladder towel rail. Casement window to the side.





## **GARDEN & GROUNDS**

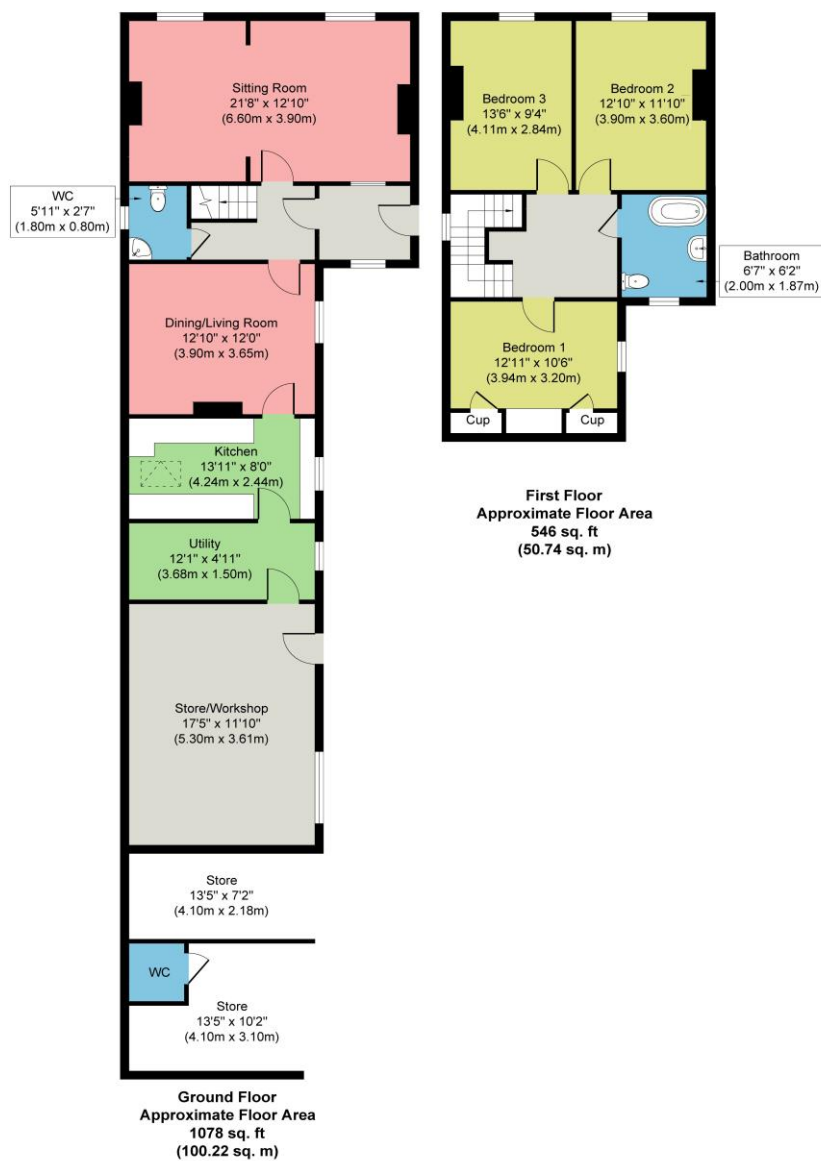
The grounds are extensive, being 1.1 acres in all. To the immediate side of the house is a generous area of private parking accessed via wooden double gates, affording privacy and security.

The grounds have been landscaped to create separate areas of interest, the garden closest to the house offers a more formal outside area, largely laid to lawn and with a well-placed summer house and timber shed. Beyond the grounds have been laid out as vegetable and soft fruit gardens with a holding paddock to the far end, which has a separate access out onto Green Lane.



## **GENERAL INFORMATION**

Service:	Mains water, drainage, gas and electric.
Council Tax:	Band D
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	North Yorkshire County Council, Scarborough Town Hall, St Nicholas Street, Scarborough. Tel: 01723 232323
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO13 9AE
EPC:	Current Potential



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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## ADDITIONAL INFORMATION

*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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