

GREENACRES, PICKERING ROAD WEST SNAINTON



A large, well-proportioned detached property set in 1.8 acres, situated in a private but accessible position, offering huge lifestyle appeal.

Greenacres: A detached single storey property providing 2,071 square feet of spacious accommodation
Entrance Hall – Dining Kitchen – Living room – Sitting Room – Conservatory – Study/Gym – Cloakroom
Up to Four Bedrooms; two with En-Suites – House bathroom

Land & Grounds: 1.86 acres of land and grounds with grazing paddock and stables.
Detached double garage – Ample parking
NO ONWARD CHAIN

GUIDE PRICE £615,000

An individual detached bungalow set in a private south facing position, overlooking land and grounds of 1.8 acres, together with a timber stable block. Ideally suited for any buyers with equestrian or smallholding interests or who simply want a well-situated lifestyle property.

Greenacres was substantially remodelled around 30 years ago to create a very spacious and well-proportioned property. The accommodation is arranged over a single storey and amounts to just over 2,000 square feet in total. The property offers great potential to gently update the well cared for accommodation to create a comfortable and exceptionally versatile home. In brief the property provides the following, entrance hall with cloakroom, a large dual aspect breakfast kitchen, living room with doors out to west facing terrace and a side hall useful as study or a gym. A large airy sitting room which opens through to the south facing conservatory with two sets of French windows out onto the garden. There are up to four bedrooms, two with en-suite shower or bathrooms and a good-sized main bathroom.

The property is set within mature land and grounds of 1.8 acres in total. There is a detached double garage, useful timber workshop/shed and ample private parking on the driveway. The grazing land is securely stock proof fenced and has a detached timber stable building with an adjoining feed store. The land has the benefit of an additional field entrance off Pickering Road West.



LOCATION

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 a fish and chip shop. The village is well placed for access to the A64 and the railway station at Malton.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Half glazed front door with glazed panes to the side. Radiator. Glazed timber doors to the hallway.

ENTRANCE HALL

Loft inspection hatch. Coving. Radiator. Cloak cupboard housing the electrics fuses.

CLOAKROOM

Low flush WC. Wash hand basin. Extractor fan.

BREAKFAST KITCHEN

6.00 m (19'8") x 3.85 m (12'8")

A double aspect room with windows to the rear and side. Range of fitted base and wall units incorporating stainless steel sink unit. Integrated electric double oven. Gas hob with extractor overhead. Automatic washing machine point. Integrated dishwasher. Coving. Floor level heating. Television point. Radiator. Central Hoover system. Open through to the Living Room.



LIVING ROOM

3.65 m (12'0") x 3.13 m (10'3")

French doors opening out onto the raised decked terrace. Radiator. Coving.



SITTING ROOM

4.63 m (15'2") x 4.50 m (14'9")

Casement window to the side. Gas fire set within an inset fireplace with polished oak mantel. Radiator. Wall lights. Television point. Coving.



GARDEN ROOM

5.50 m (18'1") x 4.36 m (14'4")

Exposed polished wood floor. Two set of French windows opening out onto the garden. Two radiators. Central ceiling fan.



SIDE HALLWAY/GYM

4.75 m (15'7") x 1.75 m (5'9")

Wood floor. Door out to the side. Windows. Coving. Wall lights. Radiator

INNER HALLWAY

Cupboard housing the Vaillant gas fired central heating boiler. Radiator.

BEDROOM ONE

4.50 m (14'9") x 3.00 m (9'10")

Casement window to the rear. Range of fitted wardrobes. Radiator. Wall light. Coving.



EN-SUITE

2.20 m (7'3") x 1.80 m (5'11")

Bath with a tiled surround and with an electric power shower overhead. WC and wash hand basin. Window to the rear. Electric light and shaver point. Extractor fan.



BEDROOM TWO

3.80 m (12'6") x 3.64 m (11'11")

Window to the front. Coving. Radiator. Wash hand base and set into a vanity unit. Wall light.



EN-SUITE

2.20 m (7'3") x 0.8 m (2'7")

Low flush WC. Electric power shower set within a tiled surround. Extractor fan.

BEDROOM THREE

3.80 m (12'6") x 2.80 m (9'2")

Window to the front. Coving. Radiator. Fitted storage



STUDY/BEDROOM FOUR

2.80 m (9'2") x 2.20 m (7'3")

Fitted storage. Window to the front. Radiator. Telephone point.

BATHROOM

2.90 m (9'6") x 2.42 m (7'11")

Bath with a tiled surround. Low flush WC. Pedestal wash hand basin. Fully tiled, walk in shower cubicle with electric shower. Casement window to the rear. Airing cupboard with slatted shelving. Extractor fan. Wall light points. Radiator.



LAND & GROUNDS

Greenacres is set well off the roadside and is approached via a set a double gates which lead down the drive to the property where there is plenty of parking on the driveway and within the detached double garage.

As a whole the property sits within land of grounds of 1.86 acres of this around 1.4 acres comprises the paddock. Mature grounds encircle the bungalow to all sides, largely laid to lawn for ease of maintenance with a variety of well-established shrubs and plantings offering much shelter and privacy.

The land is securely stock proof fenced to all sides and benefits from an additional access via a five-bar gate onto Pickering Road West to the north. paddocks, securely stock fenced. There is a detached timber stable building, comprising two loose boxes with feed store. In all it is an immensely practical and ideal set up for those with equestrian or smallholding interests. Mains water and power are laid on to the land and buildings respectively.





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

- Service: Mains water, gas and electric. Drainage is to a septic tank.
 Council Tax: Band D
 Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO13 9PL
 EPC: Current D/59.
 Please Note: An electric sub-station sits within the boundary of Greenacres. There is right of way for the electricity company to attend the substation for routine maintenance and repair.

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

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