

CROFT HOUSE, 51 WEST END KIRKBYMOORSIDE



An elegant Victorian townhouse with an excellent range of attractively appointed accommodation, sheltered south facing garden, car port and ample off-street parking.

Over 3,000 square feet of stylishly appointed period accommodation

Ground & Lower Floor: Entrance Hall – Sitting Room – Snug – Dining Room – Kitchen – Pantry – Study –
Cellar with storage

First Floor: Three double bedrooms; two with en-suite bath and shower rooms – Bathroom – two Cloakrooms

Second Floor: Up to three further double Bedrooms – House Bathroom

Landscaped south facing garden and grounds

Covered car port and private parking

GUIDE PRICE £495,000

An elegant Victorian townhouse offering beautifully proportioned accommodation over four floors together with ample private off-street parking and a pretty, south facing cottage style garden, all just a stone's throw from the centre of Kirkbymoorside.

Known as Croft House, 51 West End provides 3,168 square feet of accommodation, with an exceptionally versatile layout over four floors. The house has been well maintained throughout, with nearly all the windows having been recently replaced with bespoke double-glazed units by Norton Joinery. The roof was renewed and reinsulated and the building fully repointed 14 years ago. Outside a substantial solid timber and tile car port with storage was added only five years ago.

The house retains a great deal of character, with impressive original fireplaces still in situ, high ceilings and the proportions synonymous with its era. Attractively presented throughout the accommodation briefly comprises, entrance hall, front facing sitting room, cosy snug, study, dining room and a breakfast kitchen with separate pantry and with access out to the rear. There is useful cellar storage to the lower ground floor. Over the top two floors there are up to six bedrooms, two with refitted en-suite bath or shower rooms, two additional bathrooms and a further two WCs.

Very unusually for West End, Croft House not only has off street parking and a driveway but a covered area of parking, together with a pretty, cottage style garden which faces south and is a private and sheltered space with an additional access to Feversham Drive to the south.

Potential to acquire an adjoining two bedroom cottage by separate negotiation.



Kirkbymoorside is a thriving market town with a wide range of amenities, including primary school, surgery, library and a variety of independent shops. Convenient also for the surrounding countryside; the neighbouring North York Moors National Park to the north and the Heritage Coastline to the east.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Original panelled front door with window light overhead. Matching inner door. Moulded coving. Stairs to the first floor. Original polished floorboards. Curved arch overhead. Radiator behind fitted cover. Stairs down to the cellar.



SITTING ROOM

5.46 m (17'11") x 4.00 m (13'1")

Box bay window to the front elevation with panelled reveals. Picture rail. Moulded cornicing. Radiator. A handsome original carved marble fireplace with open grate. Television and telephone point.



SNUG

4.11 m (13'6") x 3.44 m (11'3")

Carved marble fireplace housing the gas fired stove. Fitted shelving and storage to both sides. Laminate floor. Picture rail. Moulded cornicing. Radiator. Television point.



DINING ROOM

5.60 m (18'4") x 2.90 m (9'6")

Casement window to the side. Radiator. wood effect ceramic floor tiles. Coving. Wall lights.



KITCHEN

4.90 m (16'1") x 3.35 m (11'10")

Fitted kitchen cabinetry incorporating sink unit. Electric and gas cooker points. Integrated dishwasher. Stable door to the side. Windows to the rear. Tiled floor. Gas fired central heating boiler.



PANTRY

Fitted shelving. Tiled floor.

STUDY

4.00 m (13'1") x 2.00 m (6'7")

Lantern roof light. Radiator. Telephone point. Laminate floor.



CELLAR

5.30 m (17'5") x 4.00 m (13'1")

Coal chutes. Electric light and power. Alarm point. Fuses and metres.

FIRST FLOOR

BEDROOM ONE

4.61 m (15'1") x 4.00 m (13'1")

Sash window to the front elevation. Moulded corning. Radiator. Period marble fireplace with an ornate iron insert.



EN-SUITE BATHROOM

4.26 m (14'0") x 3.16 m (10'4")

Bath with a fully tiled surround and rain head shower overhead. Low flush WC. Pedestal wash hand basin with a tiled surround. Sash window to the rear with plantation shutters. Moulded corning. Period marble fireplace with painted ornate iron insert.



BEDROOM TWO

4.64 m (15'3") x 4.00 m (13'1")

Pair of sash windows to the front elevation. Radiator. Moulded corning.



EN-SUITE SHOWER ROOM

2.50 m (8'2") x 2.57 m (8'5")

Shower cubicle with a dual rain head shower overhead. WC and wash hand basin set into fitted storage cabinets. Chrome heated towel rail. Extractor fan. Recessed ceiling lights.

CLOAKROOM

1.47 m (4'10") x 1.37 m (4'6")

WC. Wash hand basin set in a vanity unit. Sash window to the side. Loft inspection hatch.

CLOAKROOM

1.00 m (3'3") x 0.94 m (3'1")

WC. Window to the side.

BATHROOM

2.11 m (6'11") x 1.81 m (5'11")

Bath with a fully tiled surround and dual rain head shower overhead. Pedestal wash hand basin. Chrome heated towel rail. Casement window to the side. Airing cupboard housing the hot water cylinder and fitted with slatted shelving.

BEDROOM THREE

4.20 m (13'9") x 2.87 m (9'5")

Casement window to the rear. Radiator.

SECOND FLOOR

BEDROOM FOUR

4.65 m (15'3") x 4.00 m (13'1")

Pair of sash windows to the front elevation. Pair of radiators. Period basket grate feature fireplace.



BEDROOM FIVE

4.65 m (15'3") x 4.00 m (13'1")

Sash window to the front elevation. Radiator. Laminate floor.



BEDROOM SIX

4.30 m (14'1") x 3.21 m (10'6")

Sash window to the rear elevation. Radiator. Period basket grate feature fireplace.

BATHROOM

2.50 m (8'2") x 2.35 m (7'9")

Claw foot bathtub. WC. Pedestal wash hand basin. Walk in shower cubicle. Chrome heated ladder towel rail. Window to the rear. Laminate wood flooring. Fitted storage cupboards.

GARDEN & GROUNDS

51 West End stands in the centre of West End, only a short walk from the Market Place. To the side of the property is a lengthy private driveway, leading to an area of hand standing and providing access to the covered carport. There is a useful traditional outbuilding to the side.

The garden faces south and is exceptionally sheltered and private. The grounds have been well considered being arranged in three distinct areas, the first being a stone flagged seating and entertaining area. Beyond lies the lawned garden edged with well stocked flower and shrub borders and beyond is a small vegetable plot with a series of raised beds. There is an additional access out of the back onto Feversham Drive



CAR PORT

Two bay. Oak and tile construction. Fitted storage. Electric light and power.





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, 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: Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Post Code: YO62 6AD
 EPC: Current D/62 Potential C/74

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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