

- Exceptional Cottage ideally located in the wonderful Hamlet of Ugglebarnby
- 3 double bedrooms
- Wonderful character throughout



Manor House, Ugglebarnby, Whitby, North Yorkshire,
YO22 5HX

Guide Price £425,000

Property Group

ASTIN'S

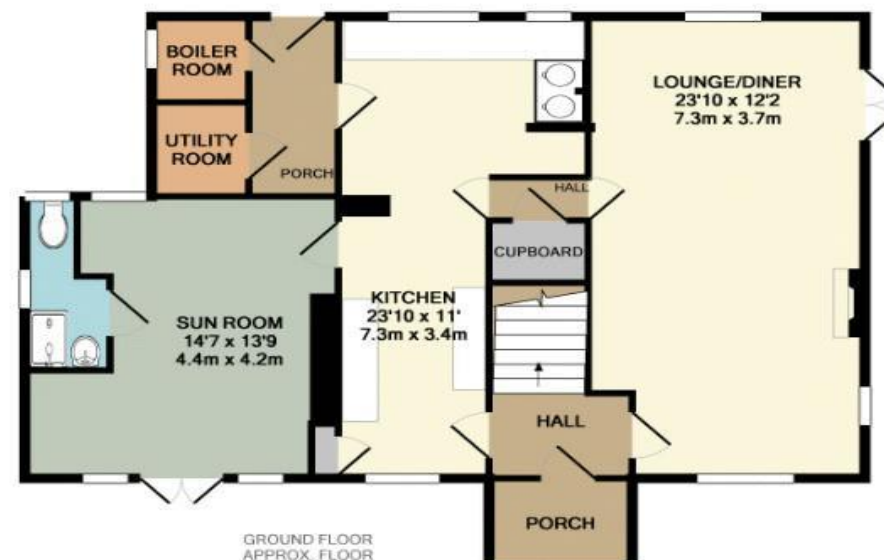


****A TRULY SENSATION PERIOD COTTAGE LOCATED IN THE IDYLIC LITTLE HAMLET OF UGGLEBARNBY OVERLOOKING SLEIGHTS VILLAGE, AN ABSOLUTE STUNNER OF A PROPERTY THAT REALLY DEMANDS CLOSER INSPECTION****

This is truly the classic North Yorkshire Cottage. An utterly charming three bedroom detached stone built dwelling within a beautiful level enclosed garden. All the features one associates with such period cottages are embodied within The Manor House, although it has been extended and comprehensively modernised without losing any of its 'olde world' character. Generously proportioned accommodation within two sections of the original building with pantile covered pitched roofs, side extension, all enjoying full central heating with oil fired modern AGA, double glazed windows and modern services and amenities at both levels. The many delightful features include open fireplace housing a AGA multi fuel stove, beamed ceilings, deep recessed windows, feature through lounge and dining area, through dining kitchen in farmhouse style, and with excellent standard of complimentary carpeting and décor throughout. This immaculately maintained dwelling offers a wealth of attractions and benefits which rarely come together in such a complete package. Externally, the house is no less impressive, benefiting as it does from perfectly laid out, carefully maintained lawns and gardens, surrounded by stone walls with mature trees and shrubs, flower borders, water feature and stone paths, with a protective belt offering outstanding utility areas and a quiet privacy, particularly to the rear, where there are traditional stone outbuildings and modern summer house.

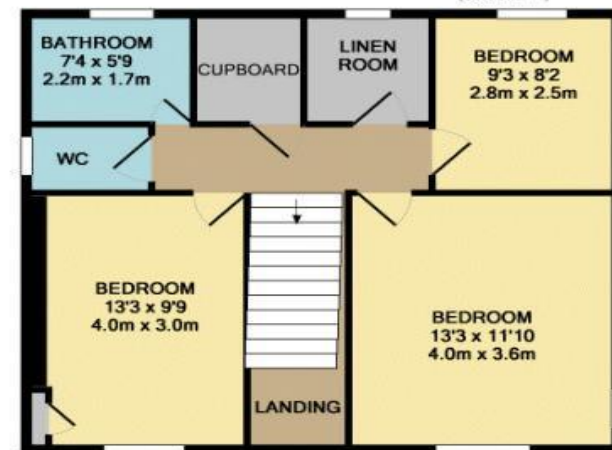
On the opposite side of the road, is a single car detached garage with further off road parking available to the side and external water and electricity is laid on to the gardens. The location is in a very close-knit community, set around All Saints Church, with surrounding North Yorkshire Moors countryside presenting a perfect backdrop with views to all sides, in the much admired park of the National Park. So convenient for the many amenities just a mile or so down the hill in Sleights, and a ten minute drive to Whitby itself, where all major amenities can be found, The Manor House offers so much to any buyer looking for that rarest of homes – the archetypal 'Chocolate Box' cottage. At the moment the cottage is used as a very successful holiday let but easily adaptable for permanent residence.

Early possession is available and the Vendors are willing to negotiate for the majority of excellent contents currently furnishing the property to such complimentary standards.



GROUND FLOOR
APPROX. FLOOR
AREA 849 SQ. FT.
(78.9 SQ.M.)

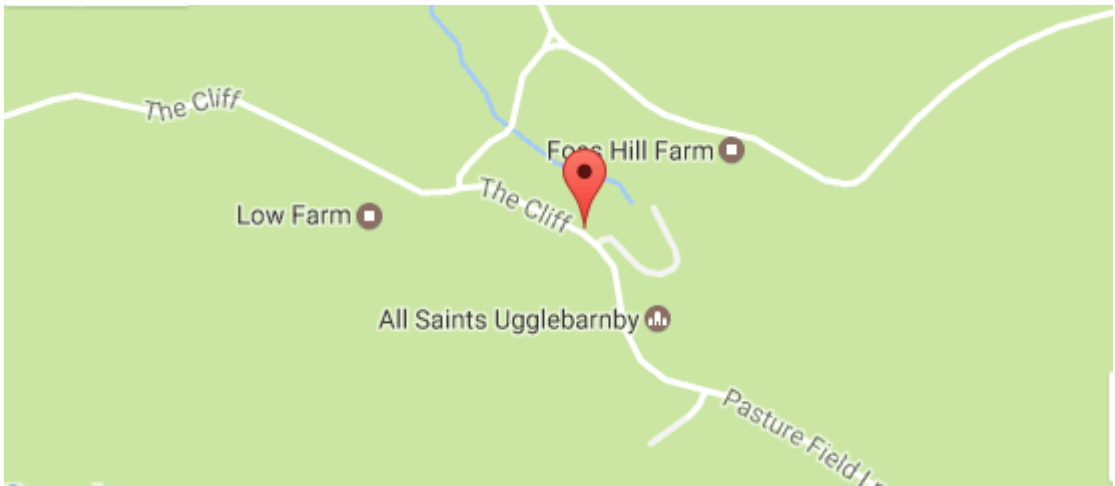
1ST FLOOR
APPROX. FLOOR
AREA 576 SQ. FT.
(53.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1425 SQ. FT. (132.4 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Freehold basis.

COUNCIL TAX:

Assessed by Scarborough Borough Council at business rates with small business relief available.

for 2017/18.

SERVICES:

All mains services are connected to the property with the exception of gas.

REF: 1151

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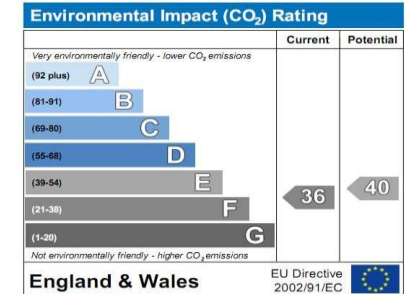
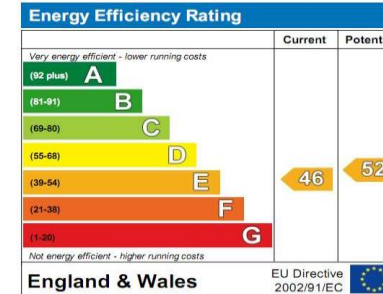
Energy Performance Certificate



Manor House, Ugglebarnby
 WHITBY
 YO22 5HX

Dwelling type: Detached house
 Date of assessment: 12 December 2011
 Date of certificate: 12 December 2011
 Reference number: 8999-9626-2329-4096-4293
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 133 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	292 kWh/m ² per year	260 kWh/m ² per year
Carbon dioxide emissions	9.6 tonnes per year	8.5 tonnes per year
Lighting	£96 per year	£59 per year
Heating	£1,281 per year	£1,198 per year
Hot water	£222 per year	£163 per year

You could save up to £179 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of this home's impact on the environment. The Full Energy Performance Report can be viewed upon request at the Agents Office.