

# Manor House, East Layton.



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**Guide Price: £375,000**

**With uninterrupted open countryside views, Manor House is an immaculately presented stone built cottage which has been improved and extended by the current owners, resulting in a fantastic village property. Retaining a wealth of features including exposed beams and ledged and braced doors, it provides very spacious living spaces including a fantastic farmhouse style dining kitchen and a garden room which opens onto the garden. Externally there is parking for a number of cars and a generous rear garden which borders open countryside. An early inspection is a must.**

Entrance Hall – Living Room – Study – Dining Kitchen – Garden Room – Bathroom - Three Bedrooms – Generous Gardens – Parking – Far Reaching Countryside Views.



### **Entrance Hall:**

Accessed via a part glazed timber door, the hallway has inset coir entrance matting, an ornate traditionally styled radiator, exposed beams and a useful understairs cupboard.

### **Living Room:**

4.99m x 4.35m

A generous room which retains a “warm and cosy” feel. There are exposed ceiling beams, a radiator, and a upvc double glazed window to the front of the

property. The central feature of the room is the large fireplace which house a log burning stove with a timber lintel and a tiled hearth.

### **Study:**

3.42m x 2.26m

Ideal as a home office, study, playroom or an extra bedroom, there is a traditional style radiator, and two windows to the front of the property.

### **Dining Kitchen:**

4.86m x 4.56m

A fantastic “farmhouse” style dining kitchen which is the heart of the property. With ample space for a large dining table, the kitchen is fitted with a range of high quality solid oak units which are complimented with solid wood worksurfaces. There is a Belfast sink, plumbing for a washing machine, exposed ceiling beams and an Esse oil fired range cooker. A half glazed door opens to the side of the property and a pair of doors open into the garden room.

### **Garden Room:**

3.95m x 3.86m

A large upvc double glazed garden room, providing an ideal area to enjoy the garden and having two sets of double doors opening onto the garden

### **Bathroom:**

2.13m x 1.71m

Fitted with a modern white suite which comprises a panelled bath with a shower over, a wash hand basin and a WC. There is a heated towel rail and a double glazed window.

### **First Floor Landing:**

Having a radiator and a Velux roof window.

### **Bedroom 1:**

4.24m x 3.81m

A double bedroom with a radiator and a upvc double glazed window to the front of the property with far reaching countryside views.



### **Bedroom 2:**

5.18m x 2.60m

A double bedroom which has a radiator, an airing cupboard, loft access and a upvc double glazed window with open views.

### **Bedroom 3:**

3.55m x 2.26m

Having a range of fitted wardrobes, a radiator and a upvc double glazed window to the front with far reaching views.

### **External**

Manor House sits back from the road behind a low stone wall and a low maintenance forecourt garden.

A pair of gates give access to the gravelled driveway which provides parking for a number of cars.

The generous rear garden borders open countryside with far reaching views and features a large stone paved seating area leading to a lawned garden with

mature planting and trees. There is a garden shed, a summerhouse and a log store.

To the rear of the garden is a timber “Kota” BBQ hut which provide a fantastic space for relaxing and entertaining.

The boiler room is adjacent to the rear door and houses the oil fired boiler, and provides an ideal space for outdoor wear.





### **Additional Information**

The postcode is DL11 7PE and we are advised that the Council Tax Band is D.

The property has the benefit of an oil fired central heating system.



Floorplan



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