

Brinby Hutton Village Road



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Guisborough, TS14 8EJ

£625,000

Energy Rating : D



Description

With endless beautiful walks literally on the doorstep, this light and airy Four Bedroom Individually Designed Detached Bungalow represents a rare opportunity to acquire a special piece of this idyllic location which lies within the borders of the North York Moors National Park. The expansive living accommodation offers so much potential to any discerning buyer to go in and put their own mark on it and would be equally well suited for a family or as a spacious retirement home. In brief there is gas central heating in the form of warm air central heating system and a separate hot water boiler, uPVC double glazing, cavity wall insulation, fibre broadband, three reception rooms plus a triple aspect garden room, a fitted kitchen, a loft which runs the full width of the property, a bathroom with a separate w.c and an ensuite shower room to the principal bedroom. Overall, the plot size is approximately three quarters of an acre with the grounds boasting a 5-6 car driveway, an attached double garage with an electric roller shutter door, a greenhouse, lovely gardens with mature trees, an abundance of flowering plants and evergreens, cultivated natural areas to attract wildlife and birdlife, multiple seating areas and expansive areas of lawn (the rear is over two levels) with the front elevation enjoying a glorious aspect over farmland, woodland and the grounds of Hutton Hall with views upto Highcliff Nab. Guisborough is a short drive away offers good schooling, supermarket shopping, a wide range of cafes, bars and restaurants, individual shops, bus services and good road links to the business centres of Teesside. Coastal areas are also within easy reach. We cannot recommend this property highly enough and would be a wonderful place to call home.

ACCOMMODATION

Porch Entrance

Courtesy door to the double garage. Rear access door.

Utility Room 6' 5" x 10' 0" (1.95m x 3.05m)

Warm air central heating unit and a separate hot water boiler. Plumbing for a washing machine. Stainless steel sink unit with cupboards below. Built-in tall cupboard.

Kitchen 13' 6" x 13' 1" (4.11m x 3.98m)

Range of wall and base units with cupboards, drawers and laminate effect worktops. Freestanding electric cooker and Miele dishwasher (to be included if needed), space for a fridge/freezer, breakfast bar, stainless steel sink unit with a mixer tap, extractor fan and a upvc double glazed window.

Spacious Inner Hallway

Fitted cupboard.

Dining Room 12' 2" x 11' 8" (3.71m x 3.55m)

uPVC double glazed picture window, coved ceiling and sliding glazed doors to the triple aspect lounge. Fitted drawers and cupboards under serving area with direct access to the kitchen which can be closed off by a roller door.

Triple Aspect Lounge 18' 2" x 17' 7" (5.53m x 5.36m)

Fabulous views particularly to the front elevation to include those over the grounds of Hutton Hall. Floor to ceiling stone fireplace which incorporates a coal effect living flame gas fire and a stone hearth. Please note there is provision for an open fire if desired. Coved ceiling. Double glazed sliding patio doors give access to the garden room.

Garden Room 7' 9" x 15' 6" (2.36m x 4.73m)

Three exposed sandstone walls, floor to ceiling windows and uPVC double glazed double opening doors plus additional sliding doors access the front garden. Tiled floor.

Study 10' 1" x 7' 0" (3.07m x 2.13m)

uPVC double glazed window. enjoys views over the rear garden that is inside the National Park land.

Corridor to Bedroom Accommodation

A corridor off the hall leads to the bedroom accommodation via two shallow steps. Aluminium ladder to the loft space which runs the full width of the property.

Bedroom 1 15' 6" x 11' 1" (4.72m x 3.38m)

Dual aspect uPVC double glazed windows take full advantage of the outstanding vista.

En-Suite 7' 1" x 7' 5" (2.16m x 2.26m)

White low flush w.c., wash hand basin with cupboards below, full length shower enclosure with an electric shower. Shaver point and part tiled walls.

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Bedroom 2 13' 1" x 10' 10" (3.98m x 3.30m)

Wonderful views from the uPVC double glazed window. Range of fitted wardrobes with a dressing table and drawers.

Bedroom 3 10' 1" x 9' 11" (3.07m x 3.02m)

uPVC double glazed window. Fitted wardrobes to one wall including a dressing table and mirror.

Bedroom 4 9' 4" x 10' 5" (2.84m x 3.17m)

Wonderful aspect from the uPVC double glazed window. Fitted wardrobes to one wall include a dressing table and mirror.

Airing Cupboard

Airing cupboard with slatted shelving and electric heating.

Bathroom

White two piece suite comprising of a cast iron bath with an electric shower over/folding screen and a wash hand basin with vanity cupboards below. Part tiled walls and a upvc double glazed window.

Separate Toilet

White low flush w.c. uPVC double glazed window.

OUTSIDE

The property sits on approx. 3/4 of an acre plot in the most idyllic of locations.

Driveway

Block paved driveway provides plenty of off road parking for up to 5/6 cars and gives access to an attached double garage.

Attached Double Garage 20' 1" x 16' 7" (6.12m x 5.05m)

Electric roller shutter door, personal door into the main house and an access door to the garden. Power/electric lights, water tap, two upvc double glazed windows, large chest freezer (included if required).

Gardens

Extending to approximately three quarters of an acre, fabulous wrap around gardens with extensive areas of lawn (the rear over 2 levels) incorporate a greenhouse, seating areas, an abundance of flowering plants, perennials, a fuchsia bed, conifers, shrubs and evergreens. There are many mature trees, some provide a canopy over a cultivated natural area specifically to attract wildlife and bird life - it truly is a wonderful space to enjoy.

Council Tax Band

Council tax band:- G

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Agent Notes

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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing Arrangements

Tel: 01287 630733

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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.