



Home Farm Yearby Road Yearby, TS11 8HQ

Guide Price

£475,000

Energy Rating :



Home Farm Yearby Road

DESCRIPTION

Set back from Yearby Road alongside other charming period homes and framed by a lovely mature front garden, Home Farm dates back to 1742 harkening back to the village's history as this was once the Home Farm for the Kirkleatham Estate. This charming home is one of the largest properties within this sought after hamlet that lies between Guisborough and Redcar and enjoys a generous south facing rear garden with fabulous views over farmland towards the hills, a lovely to space for family to enjoy and unwind in. This handsome property's footprint was expanded by way of an extension and remodelling in 1973 and now offers generous sized and well balanced accommodation over two floors that offers buyers potential to further improve if so desired. Notable features include Georgian style uPVC double glazed sash style windows, complimented by oil fired central heating and solar panels which yield a healthy feed-in tariff. There is a front to back and very welcoming lounge which opens to the rear garden via patio doors, a breakfast kitchen with a built-in oven & hob that leads to a rear lobby and utility room, a formal dining/music room and a study which could be repurposed as a playroom or hobby room, a ground floor cloakroom/w.c, three double bedrooms and two singles with the master benefitting from an en-suite bathroom with a separate shower. Outside there are lovely mature gardens and two lock up garages to the rear (in the former granary), the garages are leasehold with approximately 57 years left on the lease. Rarely do properties of this size become available in this idyllic location so an early viewing comes highly recommended.

ACCOMMODATION

Porch Entrance

Connecting door to the L shaped hallway.

L Shaped Hallway 23' 4" x 10' 11" (7.11m x 3.32m)

(reducing to 5'2 x 3'11) Double radiator, dado rail and moulded ceiling cornice.

Cloakroom/W.C

Tiled floor and tiled walls. White wash hand basin with vanity cupboards below, cloak pegs and low flush w.c with a hidden ci stern.

Study 8' 0" x 9' 10" (2.44m x 2.99m)

Front aspect uPVC double glazed Georgian style sash window and radiator. This room could be re-purposed if desired to a playroom or snug.

Formal Dining/Music Room 10' 7" x 17' 0" (3.22m x 5.18m)

Two front aspect uPVC double glazed Georgian style sash windows, radiator and a moulded coved ceiling.

Sitting Room 24' 8" x 13' 1" (7.51m x 3.98m)

Two front aspect uPVC double glazed Georgian style sash windows, three double radiators, alcove with shelving and a base cupb oard. Adams style fire surround with a marble inset and hearth which incorporates an open fire. Coved ceiling, rear aspect uPVC double glazed sliding patio doors with fabulous views over the lovely garden towards the hills.

Breakfast Kitchen 16' 5" x 9' 3" (5.00m x 2.82m)

Three rear aspect uPVC double glazed Georgian style sash windows. Range of wall and base units with cupboards and drawers, peninsular, laminate effect worktops, built in electric oven and hob, part tiled walls and an extractor unit. Connecting door into a walk in pantry.

Rear Lobby 7' 7" x 3' 2" (2.31m x 0.96m)

Rear access door to the garden, range of base cupboards. Connecting door to the utility room.

Utility Room 7' 2" x 8' 3" (2.18m x 2.51m)

Belfast sink, shelving, plumbing for a washing machine, secondary glazed sash window and a free standing oil fired central heating boiler.

FIRST FLOOR

Landing

uPVC double glazed Georgian style sash window with lovely views over farmland and towards the hills. Fitted bookcase, dado rail and a generous sized shelved airing cupboard. Access to the partially boarded and insulated loft space. Coved ceiling.

Bedroom 1 15' 0" x 14' 11" (4.57m x 4.54m)

Range of fitted wardrobes, two front aspect uPVC double glazed Georgian style sash windows, double radiator, alcove with shelving and a range of fitted draw packs.

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En-Suite Bathroom 6' 7" x 9' 0" (2.01m x 2.74m)

White three piece suite comprising of a panel bath, low flush w.c and a pedestal wash hand basin. Separate tiled quad style shower enclosure with an electric shower. The walls are PVC panelled as is the ceiling, double radiator and a Georgian style uPVC double glazed sash window enjoying views beyond.

Bedroom 2 13' 9" x 8' 0" (4.19m x 2.44m)

Two front aspect uPVC double glazed Georgian style sash windows and a double radiator.

Bedroom 3 16' 10" x 10' 9" (5.13m x 3.27m)

Two uPVC double glazed Georgian style sash windows, double radiator and a coved ceiling.

Bedroom 4 11' 5" x 8' 11" (3.48m x 2.72m)

Two uPVC double glazed Georgian style sash windows with lovely views beyond and a double radiator.

Bedroom 5 11' 6" x 9' 0" (3.50m x 2.74m)

Lovely south facing views of the hills from the upvc double glazed Georgian style sash window. Radiator.

Family Bathroom 8' 7" x 7' 0" (2.61m x 2.13m)

White three piece suite comprising of a panel bath with an electric shower over and a glazed screen. Pedestal wash hand basin and a low flush w.c. Radiator and tiled walls.

Externally

The property benefits from outside charging ports for electric vehicles

Gardens

The generous sized front garden accessed from a gate from Yearby road is mainly laid to lawn with established planting and trees. The south facing rear garden is a lovely space to unwind and enjoy for the family with a lawn, apple and plum trees, greenhouse, patio and summerhouse all of which take advantage of the fabulous views over the local farmland and towards the hills. There is a connecting door from the garden to a tool shed with a work bench.

Lock Up Garages

There are two lock up garages which are metres away from the rear of the property within a block accessed off a side road from the main road, they are generous in size with wooden doors. Please note that the garages are leasehold with approximately 57 years left on the lease (all details will be confirmed at conveyancing stage).

Council Tax Band

Council tax band is F.

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

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Viewing Arrangements

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