



Gale House, Gale Lane | Nawton, YO62 7SN

Gale House is a detached character cottage has been lovingly and sympathetically modernised by the current owners to provide comfortable family accommodation lying over two floors.

The immaculately presented accommodation comprises entrance hall, with exposed beams to both living and dining room, re-fitted kitchen and utility room on the ground floor with four bedrooms and family bathroom on the first floor.

Externally there is a front garden and attractive enclosed garden to the side.

In addition there is an attached hayloft which could be converted into further accommodation subject to usual planning consents.

The village of Nawton offers a good community lifestyle with village school, playpark and sporting facilities as well as a public house and restaurant. The village is situated between the market towns of Kirkbymoorside and Helmsley where a full range of shopping and leisure facilities are available

Guide Price £425,000



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Accommodation Comprises

Entrance Door

Leads to reception hallway.

Reception Hallway

With tiled flooring, stairs to first floor landing and central heating radiator.

Kitchen

18'8" x 7' (5.69m x 2.13m)

Housing a range of good quality units comprising wall and base units incorporating drawer compartments, Belfast sink with mixer tap over, built in oven, four ring hob and extractor fan. Granite work surfacing and upstands, built in fridge freezer and dishwasher, double glazed window to the rear elevation and to the front elevation with window seat and drawers below, spot lighting, tiled flooring.

WALK IN PANTRY with shelving and double glazed window, stable door leads into the garden.

Sitting Room

11'2" x 18'6" (3.40m x 5.64m)

With exposed beams to ceiling, shelving, double glazed windows to the front and rear elevations, two central heating radiators, door to dining room.

Dining Room

11'6" x 18' (3.51m x 5.49m)

With exposed timbers to ceiling, double glazed window to the front elevation, two central heating radiators and built in cupboard.

Store Room/Utility Room

11' x 9'3" (3.35m x 2.82m)

With double glazed window to the rear elevation and plumbing for automatic washing machine.

First Floor

Spacious Landing

Having built in cupboard, double glazed window to the rear elevation and central heating radiator.



Bedroom One

11'11" x 11'3" (3.63m x 3.43m)

With feature alcove, central heating radiator, double glazed window to the front elevation.

Bedroom Two

11'7" x 13'7" (3.53m x 4.14m)

With part wall panelling to walls, built in cupboard, double glazed window to the front elevation.

Bedroom Three

11' x 10'3" (3.35m x 3.12m)

With built in cupboard, double glazed window to the front elevation and central heating radiator.

Bedroom Four

7'5" x 7'5" (2.26m x 2.26m)

With stripped wooden floor boards, double glazed window to the rear elevation having field views and central heating radiator.

Bathroom

Comprising panelled bath with shower attachment, shower cubicle being tiled with shower unit, pedestal wash hand basin, low flush w.c., partial wall tiling, double glazed window and radiator.

Outside

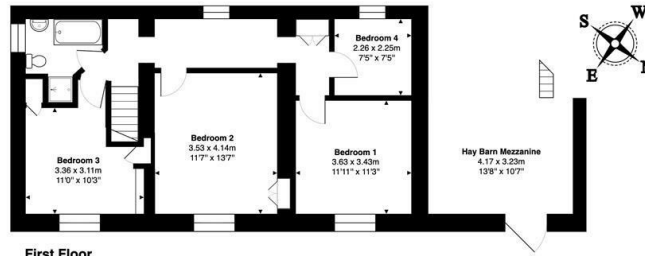
There is a walled front garden with established flower and shrubbery beds, pathway leads to the front door.

Two storey coach house/hay barn (13'8" x 18'5" ground floor and 13'8" x 10'7" to the mezzanine, also having door to the front, light and power. There is an additional outbuilding which is currently used as storage, side garden with retaining wall to the front, side and rear with steps leading to patio area, laid lawn with attractive flower borders, garden shed and access gates to the front and rear.



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First Floor



Ground Floor

Gross Internal Areas

House: 130.0m² ... 1,400ft²

Outbuildings: 50.5m² ... 543ft²

Total: 180.5m² ... 1,943ft²

All measurements are approximate and for display purposes only. All measurements are approximated for display purposes only and should be independently verified.
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VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

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ENERGY PERFORMANCE RATING

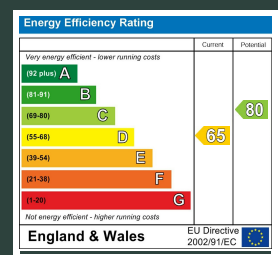
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