



Laburnum House | Newton upon Rawcliffe, Pickering, YO18 8QA



# Laburnum House Newton upon Rawcliffe

A detached individually built family home offering versatile accommodation together with an ANNEX situated in this popular village of Newton upon Rawcliffe .

The well-presented accommodation comprises Entrance porch, breakfast kitchen, sitting room, study/fourth bedroom, sun room, bedroom with dressing area and bathroom on the ground floor: two further bedrooms and shower room on the first floor. The separate annex which has been converted from a barn offers the following accommodation bedroom/sitting room, kitchenette and shower room.

Externally the attractive gardens include lawned areas and mature borders comprising flowering plants, bushes and shrubs; in addition there is a WORKSHOP/GARAGE and further large storage shed.

Newton upon Rawcliffe lies approximately 4 miles North of Pickering so is within easy reach of all local amenities and recreational facilities which it offers; within the village there is a church, active village hall, children's playground and pub. An internal viewing is highly recommended to fully appreciate the property on offer.

**Offers Over £450,000**

## Entrance Porch

Open Oak framed porch leads to entrance door which then leads to:

## Enclosed Porch

With tiled flooring, double glazed window to side elevation, fitted cupboards with hanging space and shelving and box storage. Tiled step leads to:

## Kitchen

A quality kitchen fitted by Howdens comprises 1 1/2 bowl drainer sink unit set within rolled edge work surfaces, extensive range of wall and base units incorporating drawer compartments. Four ring gas hob with extractor canopy over and splash back, built in Bosch double oven, space for fridge freezer, plumbing for automatic washing machine and dishwasher. Chrome heated towel rail, double glazed windows to the front and side elevations, storage cupboard.

## Lounge/Diner

Comprising feature fireplace with wooden mantle and tiled hearth with a multi burning stove, two central heating radiators, display shelving and cupboard below, additional built in storage cupboard. Double glazed windows to the front and side elevations, exposed timbers to ceiling.

## Study/Bedroom Four

With central heating radiator, double glazed window to the side elevation. Door through to the Garden Room.

## Garden Room

Delightful sunroom having full range of bifold doors opening onto the beautiful garden, flag stone flooring, wood burning stove, double glazed windows and additional door to the side. Double doors lead to:

## Dressing Area

Opening into the ground floor bedroom.

## Ground Floor Bedroom

With double glazed window to the side elevation and central heating radiator.

## Inner Lobby

With stairs to first floor landing and door to kitchen and bathroom.

## Bathroom

Walk-in shower cubicle with shower rose and splash backs, free standing slipper bath, wash hand basin with cupboards below with additional matching cupboards, low flush w.c., tiled flooring, ladder style chrome heated towel rail, double glazed window to the side elevation.

## First Floor

### Landing

With skylight window, under eaves storage.

### Bedroom 2

Bedroom with double glazed window and stunning views, exposed timbers, central heating radiator and low level door leads to large storage room.

### Lobby

Leads through to Bedroom



### Bedroom 3

With double glazed window to the front elevation, double glazed sky light window, central heating radiator, under eaves storage and exposed timbers.

### Shower Room

Comprising shower cubicle with shower unit, pedestal wash hand basin with splash backs, low flush w.c., tiled flooring, central heating radiator and double glazed sky light. Undereaves storage.

### SEPARATE ANNEXE

Being open plan with sitting area/bedroom and kitchenette.

This could be used as a home office, granny flat or holiday let ( this being subject to any necessary planning permissions.)

The annex has a wired LAN connection from the main house for internet also.

### Kitchenette

Kitchenette with wall and base units including induction hob, sink and worksurfaces, exposed timbers, double glazed window and wood flooring.

### Bedroom/Sitting Room

With wood flooring and exposed timbers.

### Separate Shower room

With shower cubicle and shower unit, wash hand basin, low flush w.c, partial wall tiling, spot lighting and tiled flooring.

### Exterior

Attractive gardens to all sides of the property.

WORKSHOP/GARAGE with pitched roof light and power, personal door to the side and double doors.

To the front steps lead up to laid lawn, patio area, flower/shrubbery beds.

One side of the property has raised flower/shrubbery beds and pathway leading to the rear.

The rear garden has raised mature flower beds, patio area with pergola over, paved area, mature shrubs, roses and bushes, outside tap.

To the side of the property there is a pathway leading to a large storage shed which is split into two compartments which is ideal for housing bikes, garden equipment; recycling and wheelie bins.

### Services

Mains electricity, water and drainage are connected.

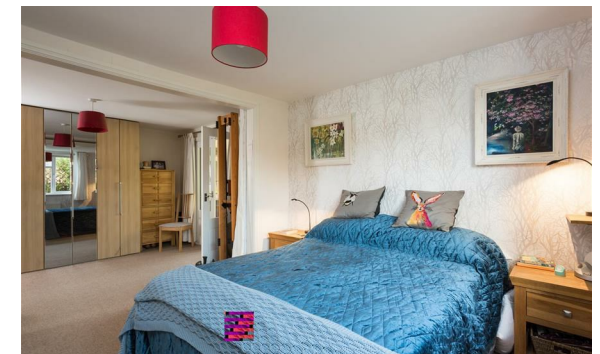
Fibre to the premises.

Central heating hot is by oil with an external boiler.

The hob uses bottled gas - two bottle system with automatic changeover.

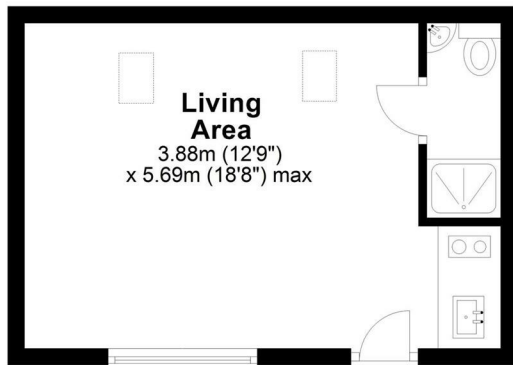
The converted barn has a hot water tank with electric immersion heater.

There are several internet socket points around the property.



# Annexe

Approx. 22.1 sq. metres (237.6 sq. feet)



## Annexe, Laburnum House

### VIEWING

Strictly by appointment with the agents

### COUNCIL TAX BAND

Band C

### ENERGY PERFORMANCE RATING

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>	<b>57</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# Laburnum House | Pickering



Total area: approx. 204.7 sq. metres (2203.2 sq. feet)  
Laburnum House, Newton Upon Rawcliffe

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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