



Castle Hill House High Street | Brompton-by-Sawdon YO13 9DA

BoultonCooper

BC  
Est. 1801









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**Solicitors:**



**BoultonCooper**

## Castle Hill House High Street | Brompton-by-Sawdon

Castle Hill House is a superb Georgian residence offering spacious light and airy accommodation throughout being modernised to a high standard whilst retaining its original charm together with beautiful landscaped gardens, workshop, outbuildings, oak framed car-port and good additional driveway parking.

A particularly pleasing feature of the property is that all the main reception rooms and bedrooms enjoy views over the attractive gardens and countryside beyond.

The accommodation comprises elegant reception hallway, attractive sitting room, dining room, breakfast kitchen, good sized utility and snug or ground floor bedroom with en suite shower on the ground floor; Master bedroom with en suite shower room, two further bedrooms and family bathroom on the first floor.

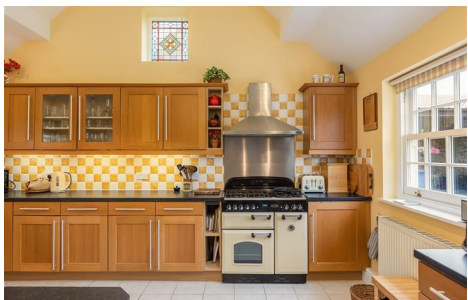
Brompton-by-Sawdon lies approximately 10 miles East of Pickering and is a small village lying on the A170. Amenities include village butchers and store, church and it has an active village hall where residents can enjoy many recreational activities. The wider commercial facilities are available at the nearby market towns of Pickering or Malton and Scarborough is also within easy reach.

**VIEWING IS HIGHLY RECOMMENDED.**

**NO ONWARD CHAIN**

**Guide Price £600,000**

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## Reception Hall

Elegant hallway with half glazed front door, open turning staircase to first floor with understair cupboard; sash window with window seat, radiator with decorative cover, beams to ceiling.

## Sitting Room

An attractive room with deep bay window overlooking rear garden ceiling coving and ceiling rose, chimney breast with fireplace with dog basket grate; alcoves to either side of chimney breast with cupboard and open shelving over to one side and one matching cupboard with glass fronted cupboard over; radiators, television aerial point.

## Bedroom Four

Attractive arched doorway with bay window, radiator, ceiling coving. Access to:

## En Suite Shower Room

With shower cubicle, wash hand basin, low flush w.c.; tiled walls and tiled floor. Chrome towel rail/radiator. Spot lights to ceiling.

## Dining Room

Sash window with views overlooking rear garden. Gas fired stove set in fireplace with polished timber surround, display alcove, ceiling coving and radiator.

## Breakfast Kitchen

With range of wall and floor units including 1.5 stainless steel sink unit and drainer with mixer taps over, worktops and tiled splash-backs; Rangemaster Stove, plumbing for dishwasher; radiators, tiled floor, spot lights to ceiling, cloaks cupboard and half glazed back door.

## Utility

Floor units including Belfast sink with mixer tap over, tiled splash-backs, Worcester gas fired central heating boiler set within airing cupboard with good shelving over; radiator, tiled floor and spot lights to ceiling. Plumbing for automatic washing machine.

## First Floor

## Open Landing with Study Area

Window with views overlooking rear garden; shelving to alcove, radiator, ceiling coving and access to loft area via retractable loft ladder which has two useful room storage areas with lighting.





## Master Bedroom

Window with shutters enjoying views over rear garden and countryside beyond; radiator, cast iron fireplace. Fitted furniture including a wide range of wardrobes with hanging rails and shelving. Ceiling coving. Access to:

## En Suite Shower/Wet Room

Walk-in with Mira Shower, w.c., wash hand basin; towel rail/radiator, Dimplex extractor fan, spot lights to ceiling and display shelving. Overhead heater.

## Family Bathroom

Spacious bathroom with panelled bath with shower unit and shower rose over, wash hand basin, low flush w.c. Tiled floor and part tiled wall areas. Tongue and groove ceiling with spot lighting. Radiator/towel radiator, window and useful storage cupboards.

## Bedroom Two

Window, ceiling coving, built in wardrobes.

## Bedroom Three

Window enjoying views over garden and countryside beyond; built in wardrobes, radiator.

## Gardens

Double gated access to the rear leads to the driveway which is capable of parking numerous cars, beautiful gardens including a large laid lawn, attractive and well stocked flower/shrubbery borders, various shrubs, hedgerows and trees, patio area to the rear of the carport which is a real sun trap. SUMMERHOUSE having light and power. Gravelled pathway leading to fruit cages containing soft fruits, apple and pear trees, three composting areas, large GREENHOUSE with automatic opening windows, various water butts and outside taps. Bramley apple tree, plum and further apple trees. Gate leads to enclosed vegetable garden with beds with vegetable and various fruits. Gravelled area with paved edge ideal for flower and shrubbery pots, rockery, raised patio area to the extreme rear which overlooks Castle Hill with statue and part laurel hedge.

To the front of the property there are raised beds housing shrubs and trees, pebbled pathway leading around the front of the property and various other established trees and shrubs.

## Stone Outbuilding

Stable door leading to WOOD STORE, original stone flooring dating back to the 1700's, pitched roof and skylight window, light, shelving,

## Stone built Workshop

With door, light and power, work bench, consumer unit for the external power which feeds the outbuildings and Greenhouse.

## Covered Tractor Store

With pitched roof and of stone construction, light and power, internal wooden store for gardening equipment etc.

## Large Car Port

Having a stone structure with timber canopy and having security night lighting.

## Services

Mains electricity, water, gas and drainage.







## VIEWING

By telephone appointment with the Agents,  
Pickering office. Tel: 01751 472724

COUNCIL TAX BAND

F

ENERGY PERFORMANCE RATING

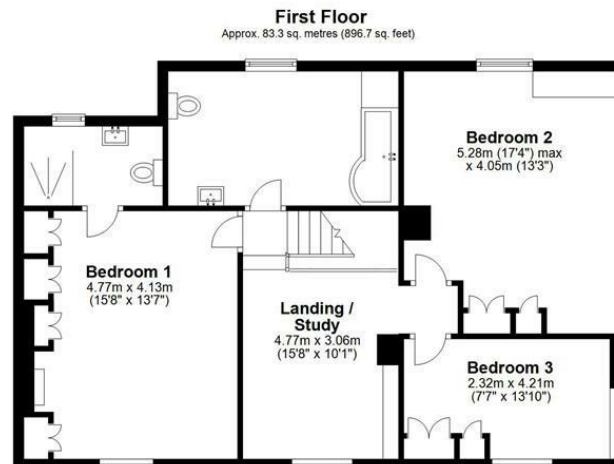
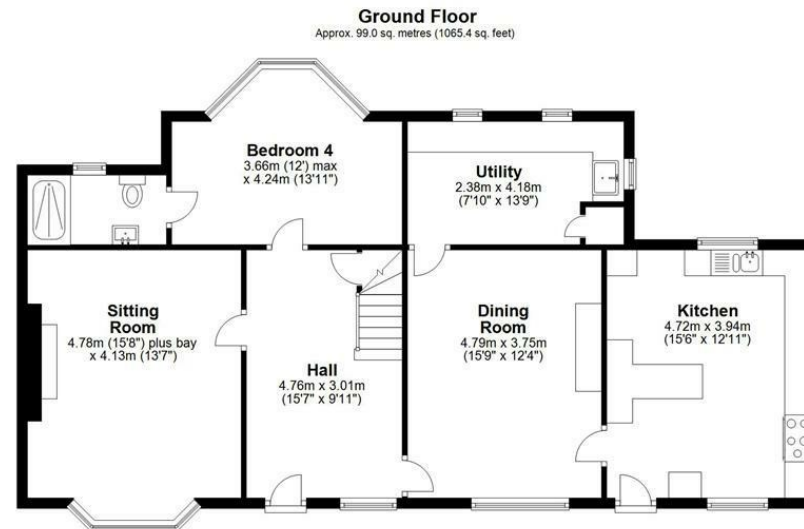
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





# Castle Hill House High Street | Brompton-by-Sawdon



Total area: approx. 182.3 sq. metres (1962.1 sq. feet)  
**Castle Hill, Brompton by Sawdon**

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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