



31 Brook Lane |

An attractive and well appointed Grade II listed four bedroom property situated within the village of Ainthorpe, just south of Danby, with the heart of the North York Moors. The property has been sympathetically modernised and improved, whilst retaining a number of original features, providing flexible internal accommodation and complimented by delightful and substantial gardens and grounds.

** Viewing highly recommended **

- Attractive four bedroom stone cottage
- Kitchen, sitting room, utility room and rear porch
- Lawned gardens to the front and rear, paved patio area, shed and greenhouse
- Grade II listed
- Four bedrooms, family bathroom and separate shower room
- Driveway, providing substantial and hardstanding off street parking



Guide Price £440,000



ACCOMMODATION

ON THE GROUND FLOOR

There are two points of entry, from the side and rear of the property. The side stable-style door leads:

UTILITY ROOM /BOOT ROOM

8'9" x 17'1" (2.67m x 5.21m)

Range of modern fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer taps over, LPG boiler, stable door to outside, triple aspect double glazed window, double radiator.

KITCHEN

12'10" x 16'0" (3.91m x 4.88m)

Range of fully fitted modern base and wall mounted units, double belfast style sink chrome mixer taps over, double range cooker with extractor fan over, double glazed window to the front and rear, double radiator.

SITTING ROOM

12'6" x 16'4" (3.81m x 4.98m)

Cast iron wood burning stove, stone fireplace and hearth, dual aspect double glazed windows, double radiator, understairs storage cupboard, stairs to the first floor.

BEDROOM 4

9'5" x 10'7" (2.87m x 3.23m)

Double glazed window to the front, double radiator.

EN-SUITE SHOWER ROOM

Three piece suite comprising walk in shower with chrome shower fittings and drencher, glazed shower screen, low flush wc, pedestal wash hand basin, chrome heated towel rail, fully tiled, opaque double glazed window to rear.

REAR PORCH

Double glazed window to the rear, and stable style door to outside.

ON THE FIRST FLOOR

LANDING

12'5" x 3'2" (3.78m x 0.97m)

Airing cupboard housing hot water tank.

BEDROOM 1

13'1" x 16'4" (3.99m x 4.98m)

Triple aspect double glazed windows, exposed beams, double radiator.

BEDROOM 2

9'5" x 16'4" (2.87m x 4.98m)

Dual aspect double glazed windows, exposed beams, double radiator.

BEDROOM 3

12'8" x 7'1" (3.86m x 2.16m)

Double glazed window to the front, exposed beams, double radiator.



FAMILY BATHROOM

6'7" x 5' (2.01m x 1.52m)

Three-piece suite comprising panelled bath, wash hand basin over vanity unit and low flush wc, partially tiled walls, chrome heated towel rail.

OUTSIDE

To the outside, the spacious driveway entrance leads through the drystone wall which encloses the front and side of the property. To the front there is a charming lawned garden area with herbaceous borders, with a patio area, which extends to the side and rear. There is an extensive gravelled area to the side providing ample parking for multiple vehicles. beyond there are goodsized lawned gardens with raised vegetable plots, completed by a greenhouse, and timber shed (17'9" x 10'), the latter with electric power and lighting.

SERVICES

We understand that the property is connected to mains electricity and water, and drainage, LPG central heating. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151

WHAT3WORDS

///outdoors.ruby.joked

COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC document can be viewed online or at our Pickering Office.

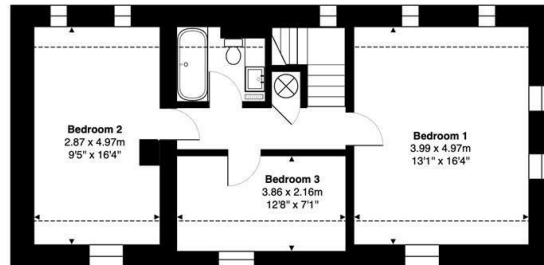


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31 Brook Lane, Ainthorpe, YO21 2LB

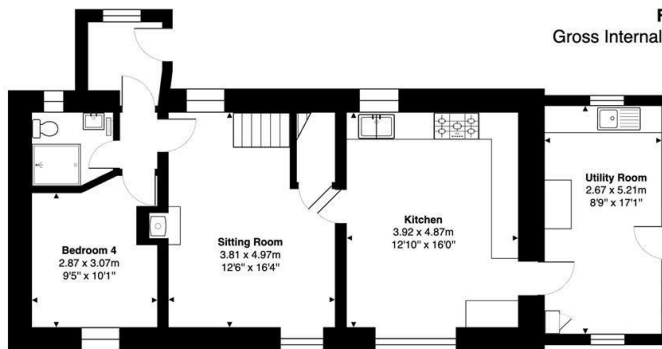
Gross Internal Area: 132.4 m² ... 1425 ft²

All measurements are approximated for display purposes only and should be independently verified
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First Floor

Gross Internal Area: 56.6 m² ... 609 ft²



Ground Floor

Gross Internal Area: 75.8 m² ... 816 ft²



VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

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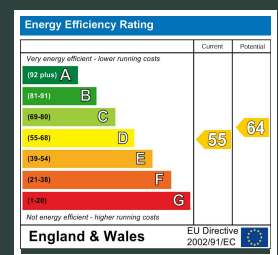
ENERGY PERFORMANCE RATING

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