Bridge Farm & The Mews Cottage Riverside |Sinnington. YO62 6RY

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Bridge Farm & The Mews Cottage, Riverside, Sinnington

BRIDGE FARM and THE MEWS COTTAGE are Grade II listed traditional stone built properties under pantile roofs enjoying a picturesque setting within the village of Sinnington enjoying views over the stream and village beyond to the front elevation.
The accommodation to the main residence lies over two floors with the cottage annex having accommodation lying entirely on the ground floor, in addition there is good parking, garage and gardens to the rear.
Sinnington is an attractive village lying just off the A170 approximately midway between Pickering and Kirkbymoorside where good local amenities can be found. In Sinnington itself there is a church, chapel school and the Fox & Hounds restaurant.

Guide Price £625,000

BRIDGE FARM - The Accommodation.

Reception Hall
With polished wood flooring, staircase to first floor with handrail.

Sittiing Room
With open beams to ceiling, double aspect with the front windows enjoying views over the beck and village beyond, centre fireplace housing wood burning stove set in stonework feature with display shelving, window seats, radiator and small paned door leading to conservatory.

Dining Room
Double aspect with front window enjoying views over the stream and village beyond; tongue and groove panelling to dado height, electric fire set within fireplace feature with hearth, decorative surround and timber mantle over, open beams to ceiling, radiator.

Kitchen
With wall and floor units including cupboards and drawers with worktops over and tiled splash-backs, double drainer stainless steel sink unit; Aga stove providing domestic cooking facility, tongue and groove panelling to some wall areas, tiled floors, open beams to ceiling, display wall shelving.
Inner lobby giving access via an interconnecting door to The Mews Cottage.

Conservatory
With stone flagged flooring, beams to ceiling and electric storage heater.

Utility & Cloakroom
With plumbing for automatic washing machine, wash hand basin, low flush w.c and electric storage heater.

Pantry
With wall shelving.

Access to Understairs storage cupboard.

First Floor
Landing with shelved linen cupboard, further built in cupboard with hanging rail.

Master Bedroom with En Suite
Master Bedroom- with wash hand basin in vanitory unit with cupboard below and tiled splash backs, window to front elevation enjoying views over the river and village beyond. Radiator. Access to:

Ensuite Shower
With shower cubicle and low flush w.c., tiled wall areas.

Bedroom Two
With window to the front elevation overlooking the stream and village beyond; built in wardrobes, radiator and wall recess with display shelving.

Bedroom Three
With window enjoying views over the stream and village beyond, built in cupboard, radiator and access to loft area.

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Bathroom
Suite comprising panelled bath, pedestal wash hand basin and low flush w.c.; radiator with chrome towel rail over, Dimplex wall heater and tiled wall areas.

THE MEWS COTTAGE - The Accommodation
This attached cottage has its own entrance and there is an interconnecting door leading from the Kitchen of Bridge Farm.

Entrance Hall
Fully glazed door, radiator, central heating thermostat, access to loft area, built in utility cupboard with plumbing for automatic washing machine, further shelved linen cupboard.

Sitting Room
Double aspect with window to the front elevation overlooking the stream and village beyond, stone built fireplace with open flue, hearth and timber mantle over; display wall shelving with exposed timber over, further exposed timbe lintels to windows and chimney breast wall, radiator.

Kitchen
With wall and floor units including one and half bowl stainless steel sink unit with mixer taps over and tiled splash-backs; gas cooker point.

Bedroom
With window to the front elevation overlooking the stream and village beyond. Ceiling coving, radiator and built in wardrobe.

Bathroom
With suite comprising corner bath with shower fitment over, pedestal wash hand basin and low flush w.c., tiled splash-backs, radiator and Worcester gas fired central heating boiler.

Outside
Double gates leading driveway and give access to GARAGE with light, power and door giving access to workshop which has light and power. Log Store.
There are paved sitting areas for both properties, borders containing flowering bushes, shrubs and spring flowering bulbs.
A pathway leads to further garden area which has served as the vegetable garden.
Greenhouse and Tool shed.

Directions
From Pickering take the A170 Westwards towards Helmsley. Take the first turn into Sinnington. Proceed through the village heading over the bridge, turn right immediately over the bridge and double gates lead to Bridge Farm.

Energy Performance Certificates
There are two Energy Performance Certificates one for Bridge Farm and one for The Mews. These can be viewed at the Pickering office or online.

Services
Mains gas, electricity, water and drainage.
Gas fired central heating boiler.

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VIEWING

By telephone appointment with the Pickering Office. Tel: 01751 472724.

COUNCIL TAX BAND

Bridge Farm - Council Tax Band E.

The Mews Cottage - Council Tax Band B.

ENERGY PERFORMANCE RATING

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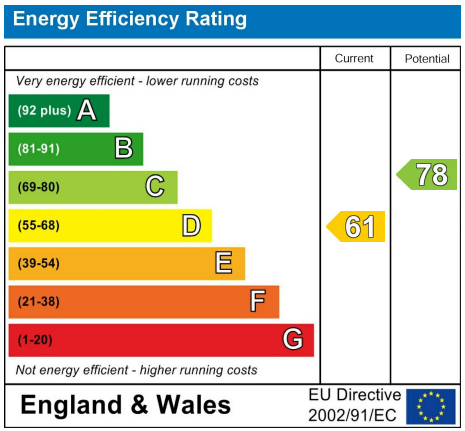

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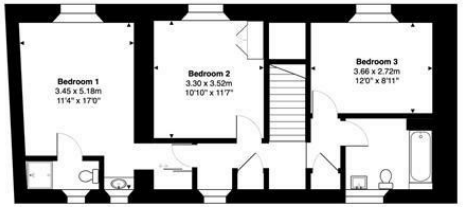

First Floor
Gross Internal Area: 61.7 m² ... 664 ft²

Gross Internal Area: 230.3 m² ... 2479 ft² (excluding stores, log store, workshop, garage)

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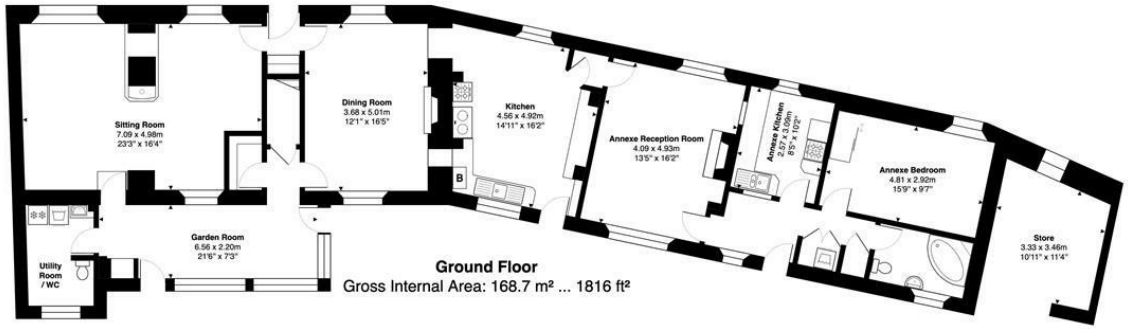
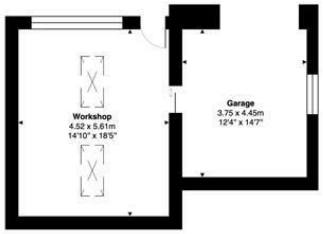


Ground Floor
Gross Internal Area: 168.7 m² ... 1816 ft²

Outbuilding
Gross Internal Area: 13.9 m² ... 149 ft²



Outbuilding
Gross Internal Area: 43.7 m² ... 471 ft²

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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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