Rounthwaite R&W Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

THE SPINNEY, EBBERSTON, SCARBOROUGH, YO13 9PA









- **A unique 5 bedroom detached house**
- **Flexible accommodation with lift, ground and 1st floor bedrooms**
- **4 bath/shower rooms**
- **Beautiful gardens approaching half an acre**
- **Double garage with a EV charger point**
- **Borders of National Park, Pickering approx 7 miles**

GUIDE PRICE £735,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk **www.rounthwaite-woodhead.com**

Description

The Spinney is situated to the north of the village with access via a private road and enjoys far reaching views to the south over the Vale of Pickering towards the Wolds. The accommodation has been substantially extended by the current owner to provide fascinating and flexible accommodation on 2 floors. There is in excess of 3000 square feet of living accommodation with bedrooms to both the ground and first floors and a lift in the entrance hall facilitating easy access and future proofed living.

The entrance hall leads to a well equipped kitchen with adjacent pantry and utility room beyond which there is a dining room, sitting room and oak framed garden room both with french doors opening to the garden The two ground floor bedrooms both have en suites.

At first floor level the master bedroom has an en suite bathroom and dressing room. There are two additional bedrooms, house bathroom together with a study and ante room.

Outside: double garage with EV charger, solar panels (which are owned and produce an income); parking and turning. To the south there are lovely landscaped gardens, with lawns, flower borders, summerhouse and 2 garden sheds. There are many specimen trees and high hedged boundaries enclosing the garden.

Ebberston is located some 7 miles to the east of Pickering on the borders of the North York Moors National Park and near to Dalby Forest. The A170 provides good road communications to Pickering and the East Coast.

There are numerous local recreational pursuits available nearby in the lovely countryside and the village has a public house, cricket field and playground. The nearest doctors surgery is in the village of Snainton; primary schooling is available in local villages and secondary schooling in Pickering and Scarborough.

General Information

Services: Mains water and electricity. Oil-fired central heating. Drainage to septic tank

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents

Messrs Rounthwaite & Woodhead

53 Market Place, Malton YO17 7LX Tel: 01653 600747

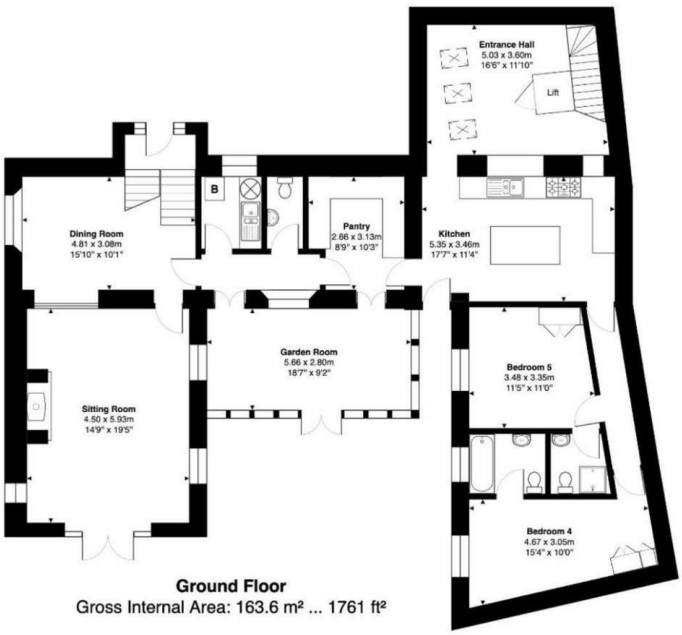
Council Tax: We are informed that the property lies in Band E.

Directions: If driving in an easterly direction along the A170 on approaching the village look for a left turn along a private road just before the Grapes Inn which is to the opposite side of the road.

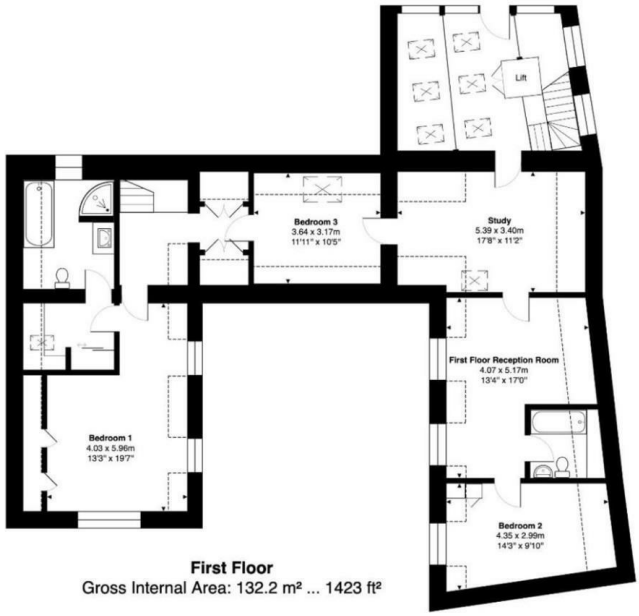




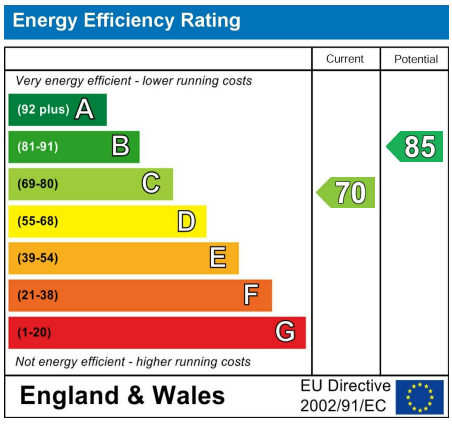
Accommodation

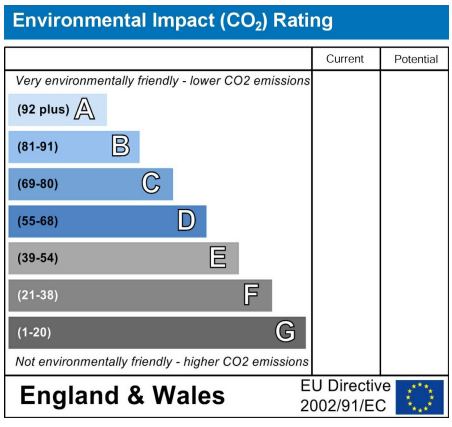


Ground Floor
Gross Internal Area: 163.6 m² ... 1761 ft²



First Floor
Gross Internal Area: 132.2 m² ... 1423 ft²












Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.