

A five bedroom Coach House conversion situated within the exclusive and private Ayton Firs Estate on the outskirts of Great Ayton, approached by a private sweeping tree-lined driveway surrounded by the stunning North Yorkshire countryside/views, with walks, cycle routes, and a bridleway from the doorstep.

Key features include:

- Over 9000 square feet of accommodation on a plot of over 2 acres
- Additional adjoining one bedroom property ('The Carriage House') currently on a long-term let (£695 per calendar month)
- Private and tranquil woodland with views of the Cleveland Hills and Roseberry Topping, featuring a play area and Scandinavian log cabin
- Two lawned gardens to the front of the property
  - Large field to the side of the property
  - Inner courtyard with hot tub and lighting
- Large driveway that can hold over eight cars
  - Triple Garage with electric doors
  - High ceilings and period features
- Green credentials: solar panels that cover most of the household electric costs, biomass boiler
  - The Council Tax Band is G

**The Coach House, Great Ayton,**  
**TS9 6JB**  
**5 Bed - Barn Conversion**  
**£1,200,000**  
**EPC Rating D**

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## The Coach House, Great Ayton, TS9 6JB

### Entrance Porch

With Oak double doors leading through to stained glass, leaded arched door and window into the impressive reception hall.

### Reception Hall

The grand reception hall, with a large roof lantern and Travertine marble flooring and solid Oak doors, bespoke glass atrium. Oak central staircase with bespoke carpeting leading to the main bedrooms, two further staircases leading to the guest bedrooms. From the central hallway there are "his & her" studies and a cloakroom/wc.

### Drawing Room

Two double glazed windows to front aspect, stone fireplace, coving to ceiling, radiator with cover and wall light points.

### Living Room

Two arched windows overlooking the front garden and door through to the games room.

### Games Room

Double glazed doors leading onto the inner courtyard.

### Sitting Room

Dual aspect windows to front and side aspects, door to front elevation.

### Dining Room

Dual aspect windows and stone fireplace.

### Kitchen

Oak handmade kitchen with matching wall, base and island units incorporating a marble worktop, cream, four oven Aga, tiled floor, tiled splash back, vaulted ceiling with exposed beams and trusses, twin Aga fridges, integrated microwave, dishwasher, double Belfast sink and Velux windows to rear. To the rear of the kitchen there is a rear entrance hall with Amtico flooring, stained glass door to inner courtyard and doors to the prep kitchen and utility/boot room.

### First Floor

Accessed via the mezzanine landing with vaulted ceiling, exposed beams and trusses and twin Oak staircase leading to the bedroom accommodation.

### Master Bedroom

Windows to rear, vaulted ceiling and exposed beams, dressing room with a range of fitted bedroom furniture and ensuite bathroom.

### Ensuite

Comprising of a centrally placed Jacuzzi bath, low level wc, vanity units, step-in double shower cubicle and windows to front and rear aspect.



## The Coach House, Great Ayton, TS9 6JB

### Bedroom 2

Including ensuite bathroom.

### Ensuite

### Bedroom 3

Including ensuite bathroom.

### Ensuite

### Bedroom 4

Accessed via separate staircase from the reception hall.

### Bedroom 5

Accessed via separate staircase from the reception hall. Includes ensuite bathroom.

### Ensuite

### Externally

The Coach House is attached to a small neighbouring property by the triple Garage however it retains a very private feel.

### Driveway

The property is accessed from Green Lane which is off Easby Lane via a shared sweeping driveway which becomes a private block paved driveway to the front of the property providing off-street parking for numerous vehicles.

### Triple Garage

With three, electric, up-and-over doors, power and light.

### Gardens

To the front of the property are attractive, mature gardens with trees and planted borders. There is a further lawned garden area with fenced boundaries and gated access leading onto a woodland area providing an ideal children's play area with Scandinavian log cabin. The inner courtyard, with block paving and lighting, gives access to the rear of the property and boiler room.

### The Carriage House

A one bedroom property with a separate entrance at the rear of The Coach House which is currently on a long term let at £695 per calendar month. This property boasts a large open plan Kitchen/Dining and Living area with views of the Cleveland Hills and a double Bedroom. The Kitchen has integrated appliances, solid wood worktops and doors and commercial grade wood effect flooring. The EPC rating is E and the renovations were completed in 2021.

### Tenure

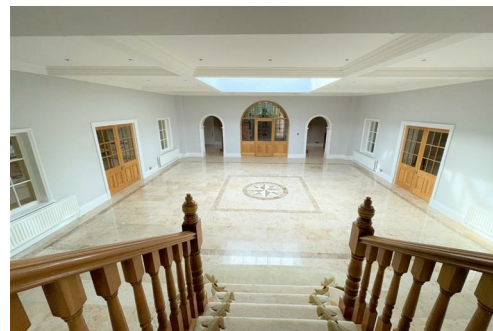
The property is believed to be offered Freehold with vacant possession on completion.

### Services

The property is supplied with mains electricity and water, septic tank drainage and biomass boiler.

### History

A historic 19th century North Yorkshire country Coach House. Formerly the Coach House to Ayton Firs, which is a substantial 19th century country house and was the home of the Kitching family. The Kitchings ran Ayton Firs Hospital, affiliated to the Military Hospital in York, from 1914 at their own expense.



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