

THE GRANGE
HIGH STREET, THORNTON LE DALE

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THE GRANGE

HIGH STREET, THORNTON LE DALE

NORTH YORKSHIRE

YO18 7QW

Pickering 2 miles, Malton 8 miles, York 25 miles, Leeds 53 miles (all distances approximate)

Grade II Listed Georgian property, centrally located within one of the North York Moors most sought after villages.
The Grange provides over 4,000 square feet of versatile accommodation which lends itself as well as an elegant family home as is it does the successful guest house that it has been in the past.
Attractive, landscaped garden and grounds. Ample private parking.

- Over 4,000 square feet of accommodation, arranged over three floors. Presented to a high standard and with a number of significant recent improvements.
- Entrance hall – cloakroom - main reception room – reception lobby – breakfast kitchen – butler's pantry – snug – utility with pantry.
- Up to five large double bedrooms over the ground and first floors, all with en-suite facilities.
- Private suite of rooms to the top floor, providing owners accommodation.
- Excellent location within a sought-after National Park village, has been operated as a 5* guest house www.thegrangeguesthouse.com.
- Set within well established, landscaped garden and grounds of 0.3 of an acre.
- Private parking area for up to seven vehicles and with EV charge point.

GUIDE PRICE £850,000

DESCRIPTION

A late Georgian property, previously serving as the Estate Managers House for the High Hall Estate and latterly run as a successful guest house, The Grange is a spacious and versatile period property, providing adaptable and well specified accommodation of 4,076 square feet, arranged over three floors. The house sits at the top of the High Street, only a short walk from the centre of what continues to be a sought after and very pretty national park village. There are well established, south facing garden and grounds and ample private parking within a gravelled parking area which is accessed off South Lane to the rear.

The house has been substantially improved over recent years, with joiner made double glazed window units fitted to the majority of the front of the property, a stylish new kitchen fitted with quality integrated appliances and full redecoration throughout. The resulting property being an extremely well-balanced home, where the recent enhancements serve to complement what is a lovely period residence.

In brief. Entrance hall with cloakroom, a large, front facing main reception room with access to the side reception lobby. To the rear is the dining kitchen, with French doors out to the garden and an original well which was uncovered during the original refurbishment, lit up and covered over with glass offers an interesting feature to the room. Adjoining is a butler's pantry which is adjacent and additional to the main kitchen in the house. There is a cosy rear facing snug and a utility room with separate pantry storeroom. On the ground floor is a large en-suite bedroom, which was originally the main dining room of the house with the serving hatch from the original kitchen still in evidence. This could be easily reverted back if required for a different purpose.To the first floor are four, large and well-appointed bedrooms, each with an en-suite bath or shower room, tastefully fitted with modern fixtures. The top floor currently serves as an independent suite of rooms, used as owners' accommodation, with large bedroom, bathroom, study and main open plan kitchen and living space.

LOCATION

Thornton le Dale is one of North Yorkshire's most picturesque and popular National Park villages. The village is centred around Thornton Beck and the Green, around which are a number of small independent shops and eateries, including two public houses and bistro. The village lies on the doorstep of some of the most beautiful countryside in the area with endless opportunity for outdoor recreation, including Dalby Forest, home to endless walking, running and cycling trails. Thornton le Dale is situated approximately two miles east of the market town of Pickering and eight miles from Malton and enjoys easy access to the A64 providing links to the wider area. Malton benefits from a train station with regular services to the main line station of York, where there are direct services to London, Leeds & Edinburgh.

ACCOMMODATION

ENTRANCE HALL
Front door. Original glass fronted display cupboard. Stairs to the first floor. All of the wood flooring in the Grange is engineered oak wood flooring. Radiator. Fitted storage cupboard.

CLOAKROOM
Low flush WC. Wash hand basin set into a vanity unit. Radiator. Extractor fan. Tiled floor.

MAIN RECEPTION ROOM
5.30 m (17'5") 5.30 m (17'5")
Dual aspect room with sash windows to the front and side. Beamed ceiling. Column radiator. Wall lights. Fireplace with a polished granite hearth housing a multi fuel stove. Glass double doors to the kitchen.



SIDE RECEPTION LOBBY
3.76 m (12'4") x 2.33 m (7'8")
Half vaulted ceiling. French doors to the garden. Wall lights. Column radiator. Engineered oak flooring.

BREAKFAST KITCHEN
6.36 m (20’10”) x 4.40 m (15’5”)
Range of high quality fitted kitchen cabinetry with composite worktops incorporating a one and a half bowl inset sink unit. Island with seating and with integrated induction hob and central extractor. Integrated NEFF double oven. Matching NEFF microwave and warming drawer. Fisher & Paykel dishwasher. Housekeeper cupboards. Tiled floor with underfloor heating. Recessed lights. French doors out to the garden. Sash windows to the rear. Central lantern light. Original well displayed under tempered glass with inset lights.



BUTLERS PANTRY
4.20 m (13’7”) x 1.70 m (5’5”)
Quarry tiled floor. Fitted units with sink unit. Fitted shelving. Plant room housing the hot water cylinder.

SNUG
4.27 m (14’0”) x 4.18 m (13’9”)
Range of hand-made base units with butcher block work tops. Gas fired AGA. French doors out to the garden. Tiled floor. Door out to the garden. Recessed ceiling lights.



UTILITY & PANTRY STOREROOM
4.50 m (14’9”) x 1.70 m (5’7”)
Range of fitted base and wall units incorporating an inset sink unit. Washing machine point. Tumble drier point. Yorkshire sliding sash window to the rear. Fitted original cupboard. Walk in pantry store. Radiator. Recessed ceiling lights. Quarry tiled floor.

GROUND FLOOR BEDROOM
5.44 m (17’10”) x 4.50 m (14’9”)
Window to the front. Two radiators. Portrait paneled walls to part. Beamed ceiling. Recessed lighting. Feature fireplace.

EN-SUITE SHOWER ROOM
3.50 m (9’6”) x 1.40 m (4’7”)
Sash window to the front. Walk in shower with a fully tiled surround. Pedestal wash hand basin. WC with a concealed cistern. Fully tiled floor. Chrome heated ladder towel rail. Extractor fan. Recessed lights.



FIRST FLOOR

LANDING
Arched window over the stairs. Large linen cupboard. Portrait paneled walls. Window to the rear on the side landing. Radiator. Stairs to the Second-Floor owners' accommodation.

BEDROOM TWO
5.40 m (17'9") max x 3.80 m (12'6") max
Window to the front with window seat. Radiator. Beamed ceiling. Recessed ceiling lights. Fitted cupboard. Television point.

EN-SUITE
3.00 m (9'10") x 2.10 m (6'11")
Bath. Walk in shower with a dual rail head shower and fully tiled surround. Pedestal wash hand basin. WC with a concealed cistern. Half tiled walls. Fully tiled floor. Chrome heated ladder towel rail. Extractor fan. Recessed lights. Window to the side.





BEDROOM THREE
4.80 m (15'9") x 3.47 m (11'5")
Original period fireplace with a basket grate. Window to the front . Radiator. Recessed ceiling lights. Television point.

EN-SUITE
3.60 m (11'10") x 1.65 m (5'5")
Walk in shower with a fully tiled surround. Cantilever wash hand basin. WC within a concealed cistern. half tiled walls. Fully tiled floor. Chrome heated ladder towel rail. Extractor fan. Recessed lights. Original period fireplace with a basket grate. Window to the front. Electric shaver point.





BEDROOM FOUR
4.40 m (14'5") x 4.40 m (14'5")
Window to the front. Radiator. Recessed ceiling lights. Television point.

EN-SUITE
3.10 m (10'2") x 1.20 m (3'11")
Walk in shower with a fully tiled surround. Pedestal wash hand basin. Low flush WC. Half tiled walls. Fully tiled floor. Chrome heated ladder towel rail. Extractor fan. Recessed lights. Electric shaver point.



Bedroom Five & En-Suite



BEDROOM FIVE
6.60 m (21’8”) x 4.40 m (14’5”)
Pair of windows to the rear. Radiators. Recessed ceiling lights. Television point.

EN-SUITE
3.30 m (10’10”) x 1.85 m (6’1”)
Walk in shower with a fully tiled surround. Wall hung wash hand basin with fitted drawers. Low flush WC. Half tiled walls. Fully tiled floor. Chrome heated ladder towel rail. Extractor fan. Recessed lights. Window to the side. Electric shaver point.

SECOND FLOOR

LIVING ROOM WITH KITCHEN
8.13 m (26’8”) x 5.30 m (17’5”)
Windows to the front and side. Velux roof light. Column radiators. Cast iron multi fuel stove. Range of fitted kitchen units with granite tops, incorporating a stainless-steel sink unit. Integral four ring Zanussi induction hob with extractor hood overhead. Electric oven and microwave oven. Integrated fridge. Integrated dishwasher. Recessed ceiling lights. Fitted storage cupboards.

STUDY
7.00 m (23’0”) max x 2.16m (7’1”)
Radiator. Windows to the rear and side. Sash window to the rear. TV point.

BEDROOM SIX
3.50 m (11’6”) x 3.36 m (11’0”)
Radiator. Sash window to the front. TV point. Three fitted double wardrobes.

BATHROOM
3.50 m (11’6”) x 1.80 m (5’11”)
Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Tiled walls and floor. Extractor fan. Heated ladder towel rail. Window to the front.

GARDEN & GROUNDS

The Grange sits upon a generous plot which amounts to just over a third of an acre in total. The property itself fronts the High Street and has a separate vehicular access from South Lane at the rear which opens out onto a large area of parking, with an EV charge point.

The majority of the gardens stand to the side of the house with a mature pleached copper beech tree hedge affording privacy and shelter to the north side of the garden. Two central lawns dissected by a sandstone slab path and flanked by well stocked perennial and herbaceous borders. At the centre of the lawn stands a magnificent walnut tree. On the east side of the grounds is a raised Indian stone seating area adjacent to the timber potting/tool shed and a gravelled seating area. On the south side of the grounds is a third seating area nestled under two productive Bramley apple trees.

The garden has been wired for lighting and electric.















FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains water, gas, drainage & electricity. EV charging point.
Planning:	North York Moors National Park
Council Tax:	Band A
Tenure:	The property is Freehold, and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode:	YO18 7QW

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

