



27 ROSEHILL, GREAT AYTON



GSC GRAYS

PROPERTY • ESTATES • LAND

27 ROSEHILL, GREAT AYTON

TS9 6BH

A substantial, detached family home with a ground floor bedroom and bathroom, positioned in an exceptional and popular Great Ayton location. The property benefits from planning permission for a significant extension, if desired.

The current accommodation includes a spacious entrance hall, large living room, kitchen, separate dining room, utility room and garden room. Bedroom accommodation is available on the ground floor, comprising a double room with adjacent bathroom, while upstairs the master bedroom enjoys a luxurious en suite. There are two further bedrooms on the first floor, one of which is currently used as a study.

Externally, there are good-sized gardens to the front and rear along with a large driveway leading to the double garage.



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Situation and Amenities

Centred on the banks of the River Leven, the picturesque village of Great Ayton has two village greens together with a good mix of shops, tea rooms, Discovery Centre/library, restaurants, cafes and public houses - not forgetting the well-known Suggitt's Ice Cream Parlour. Leisure amenities include tennis courts, a bowling green, bridle paths, cycle tracks, cricket and football pitches. There is also a train station.

Stokesley 2.8 miles, Middlesbrough 8.2 miles, Yarm 13.4 miles, Northallerton 17.8 miles, Darlington 22.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.



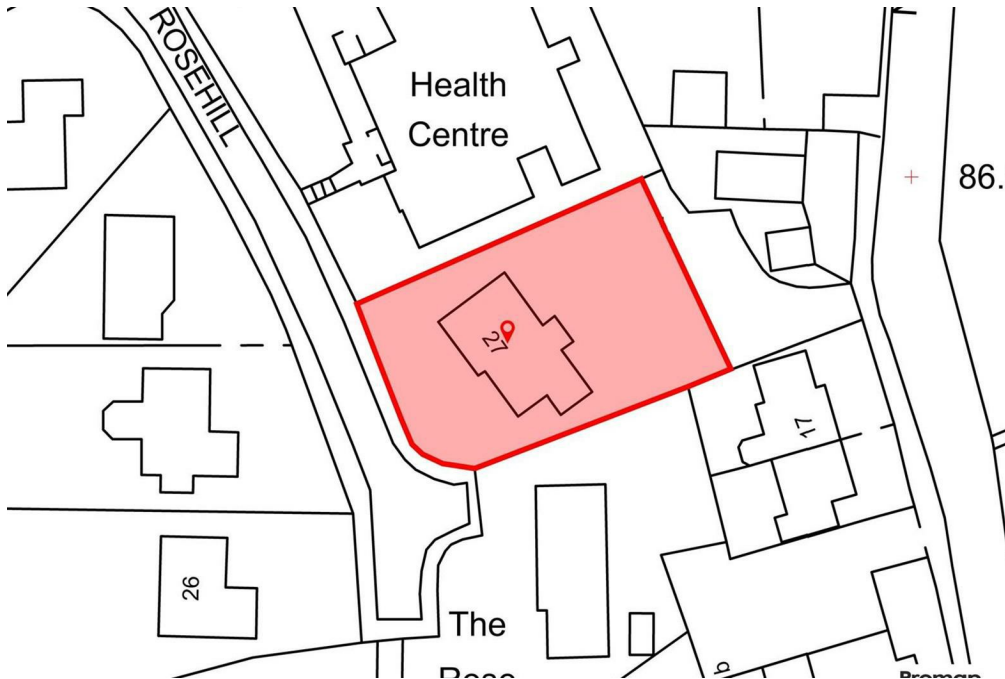


Accommodation

The front door opens into a vestibule area with cloak storage, leading onwards into the welcoming entrance hall. From here, there are double doors opening up to the living room, which has a dual aspect and a bow window overlooking the front gardens. A further set of double doors lead through to the dining room, which enjoys views over the rear gardens and provides access to both the garden room and kitchen.

The garden room has a peaceful feel and is the perfect spot for a moment's reflection or a good book. Double doors from here lead out to the entertaining terrace which stretches across the rear of the property.

The kitchen is well furnished with a range of fitted floor and wall-mounted units with space for a double oven, microwave and a wine cooler and includes an integrated fridge and dishwasher. There is access through to the adjacent utility room, here, you will find useful additional cupboards along with space for an American-style fridge and plumbing for all the essentials.



The ground floor shower room perfectly complements the adjacent double bedroom, which overlooks the rear garden and is perfect for use as either a guest/family bedroom or additional reception room.

On the first floor landing there is access to two large double bedrooms, both with built-in wardrobes, along with a fourth bedroom currently used as a study. The master bedroom enjoys a large, walk-in wardrobe and a luxurious en suite with bath and shower facilities along with under-floor heating. There is plenty of additional eaves storage accessed from either bedroom.

Externally

The front garden is mainly laid to lawn with mature hedging offering privacy whilst the rear gardens are substantial and include an impressive entertaining terrace stretching the width of the property, with steps down to the lawns.

Garage and Parking

There is a large, double-width driveway for several vehicles, leading to the double garage.

Tenure and Viewings

Tenure : The Property is freehold and will be offered with vacant possession on completion.

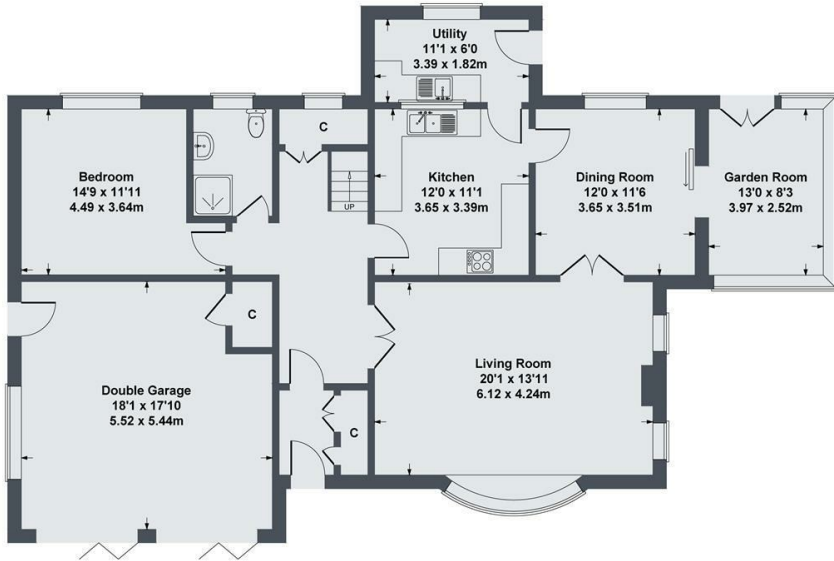
Viewings: Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority & Services

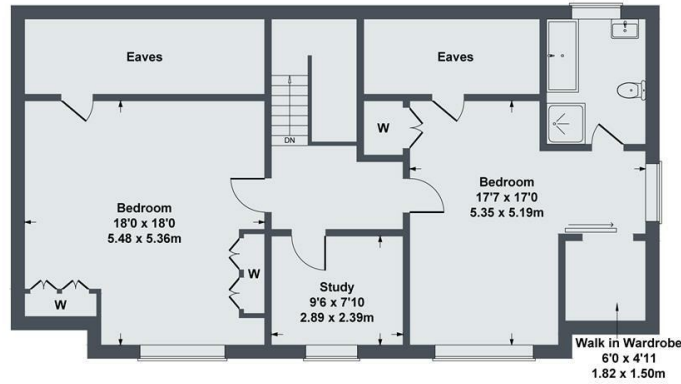
27 Rosehill is rated by Hambleton District Council as council tax band F.

Services: Mains electricity, mains gas, main water and drainage.

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GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

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