



OTTERHILL

Easby, Great Ayton, North Yorkshire, TS9 6JQ



GSC GRAYS

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Easby, Great Ayton, North Yorkshire, TS9 6JQ

A bespoke and uniquely designed house, nestled in the hamlet of Easby close to the North Yorkshire village of Great Ayton with spectacular views of Roseberry Topping and the Cleveland Hills.

Bespoke and Uniquely Designed House * Superb Kitchen * Three Living Rooms with Terraces * Office * Eight Double Bedrooms * Six En Suites * Family Bathroom * Large Private Gardens and Wooded Area * Spectacular Views * Integral 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 International, Newcastle and Leeds Bradford.

Description

Otterhill is a most attractive, uniquely designed property nestled in the quiet hamlet of Easby, close to the North Yorkshire village of Great Ayton with spectacular views of Roseberry Topping and the Cleveland Hills.

The superb accommodation starts with a stunning circular entrance hallway with curved, open-plan staircase and discreetly-screened cupboards. From here, there is access through to a spacious living room, which has a patio door to the terrace and views over the garden, together with a home office or study, filled with natural sunlight from its full-length windows. There are six very good-sized double bedrooms to the ground floor, four with excellent en suite shower rooms, along with a large family bathroom. An inner hall provides access to the utility room and integral garage.

The open-plan staircase leads up to a stunning first floor living room which has a unique wood burning stove, patio door to the terrace and views over the garden. This leads through to a further living room or TV room with terrace at the other side of the property which has views of the surrounding countryside.

The bespoke kitchen and dining room is fitted with dark grey base and wall units with matching work surfaces, a full range of integrated appliances and a full-length patio door leading outside.

The first floor landing leads to the master bedroom suite, which incorporates a generously-sized double bedroom, an open-plan, bespoke en suite bathroom and patio doors to the terrace, together with a dressing room and further good-sized double bedroom.

Externally, the property is approached via a sweeping driveway leading to a large double garage. The stunning private gardens surrounding the house are laid mainly to laid with three raised terraces and two further terraces, all taking advantage of the beautiful views.

There are box hedges, herb and fruit gardens and a large hedge opening to a pathway leading a wood and onwards to the stream: a tranquil place in which to relax.

Terms and Conditions

The property shall be let FURNISHED OR UNFURNISHED by way of an Assured Shorthold Tenancy at a rental of £5,500 per calendar month payable in advance by standing order. This includes window cleaning and gardening services. In addition, a bond of £6,346 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

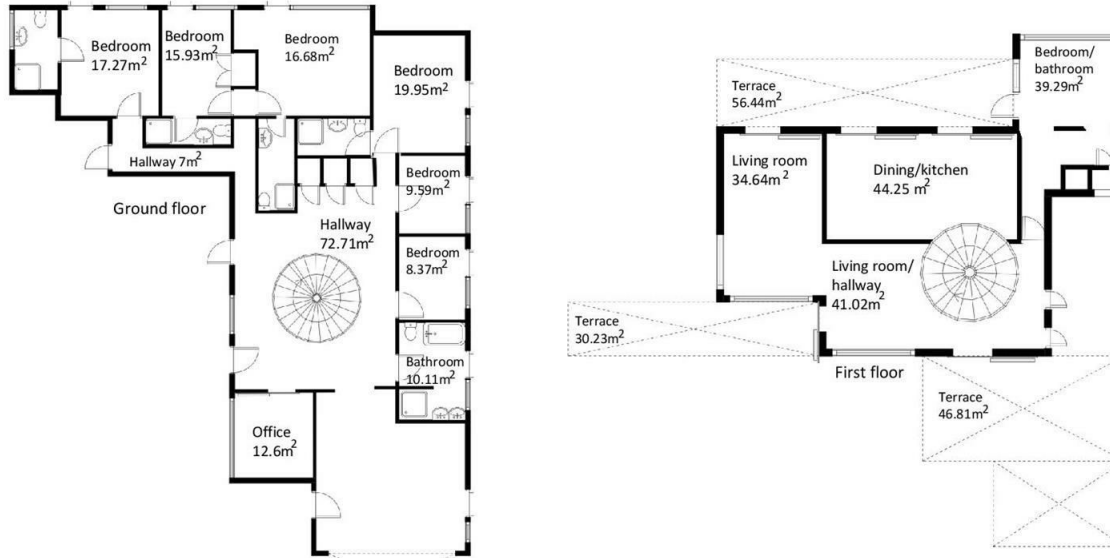
Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; text-align: center;"> 81 </div>
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.