



7 AINTHORPE LANE
Ainthorpe, Whitby



GSC GRAYS

PROPERTY • ESTATES • LAND

7 AINTHORPE LANE

Whitby, North Yorkshire, YO21 2JN

Located in the heart of the North Yorkshire Moors, this wonderful home offers flexible ground and first floor bedroom accommodation with three bathrooms and substantial living areas. Privately positioned in an idyllic spot with exceptional views, this home offers the best of country living, enjoying easy access to walks and bridleways, with the local villages of Danby and Castleton a short distance away for your general needs.

The accommodation is truly outstanding and includes a garden room with picture windows enjoying the vista, a large living room and a separate sitting room or snug. There is a relaxed kitchen and breakfast room with central island unit, along with a more formal dining room.

Outside, the gardens are immaculately maintained and include lawns, apple trees, flower beds and seating areas from which to enjoy the views and spend time with family. A large driveway leads to the single garage, all neatly tucked away by hedging and electric gates to the front.

Substantial North Yorkshire Moors Home * Idyllic Setting with Outstanding Views *
Four Reception Rooms * Four Double Bedrooms * Three Bathrooms * Kitchen
Breakfast Room * Utility Room * Prime Edge of Village Location * Driveway and
Garage * Glorious Gardens



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Situation and Amenities

Ainthorpe is a delightful and secluded village, lying at the westerly end of the Esk Valley in the heart of the North York Moors National Park. It is a quarter of a mile south of Danby village, with the track of the Middlesbrough to Whitby main line railway and the River Esk separating the two communities.

Ainthorpe has its own 16th century public house along with the Danby Church of England primary school, whilst Danby and Castleton provide further amenities including a church, shop and medical practice.

Whitby 16 miles, Scarborough 34.5 miles, York 43.1 miles, Middlesbrough 20 miles, Darlington 37 miles (distances are approximate).





Ground Floor

The front door to the property opens into the central entrance hall. Turning left from here leads straight through to the spacious and light-filled living room, which benefits from a feature fireplace and opens up to the snug: a comfortable and cosy space looking out over the surrounding countryside. Double French doors lead into the garden room, which offers stunning, panoramic views over the moors from three sides.

To the rear of the property, the stylish and well-appointed kitchen features a central island with a wooden worktop, integrated wine fridge and additional storage. There are built-in appliances, a kick-space heater and room for a Range oven with a large, stainless steel extractor hood above. The adjacent utility room is plumbed for appliances and provides further space to keep the essentials neatly out of the way.

The large dining room can easily accommodate a family-sized table and chairs and has double French doors opening out to the patio. A door from here leads through to one of the ground floor bedrooms, which incorporates a modern en suite shower room and fitted wardrobes. The remaining ground floor bedroom has fitted wardrobes with mirror-fronted sliding doors and is serviced by the ground floor shower room, which is fully tiled and has a walk-in shower.



First Floor

The first floor landing has a Velux window providing natural sunlight with an alcove suitable for use as a small study or reading area. There are doors to two double bedrooms at either side of the property, both with fitted storage and additional Velux windows.

The stylish first floor bathroom has fully-tiled walls, a vanity hand wash basin with storage underneath and a bath with shower over.

Externally

Occupying a prime position on the fringe of this small community, the property is surrounded by glorious countryside and enjoys breathtaking views from its rooms and gardens. There are wonderful walks and bridleways right on the doorstep and the area benefits from the "dark skies" policy of the North Yorkshire Moors.

From the main road, there is a driveway leading up to an electrically-operated gate set within the hedged boundary and continuing up to the detached, stone-built garage and storage area. Sweeping pathways run up to the front door and around to the rear of the house, where there is a south-facing private patio edged with shrubs and borders, partially shaded by trees and hedges. There is a further patio to the front of the property, occupying a lovely spot with far-reaching views of the surrounding fields and moors.

The gardens include stretches of lawn, trees, seating areas and terraced flower beds filled with mature planting and wonderful views.

Agent's Note:

Permission was previously granted (now expired) to extend the property to create either an annexe for additional accommodation or for someone looking to work from home. (Ref: NYM/2013/0285/ETL).

Tenure

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

Viewings

Strictly by appointment with GSC Grays of Stokesley. Telephone: 01642 710742.

Local Authority

North Yorkshire County Council. Council tax band D.

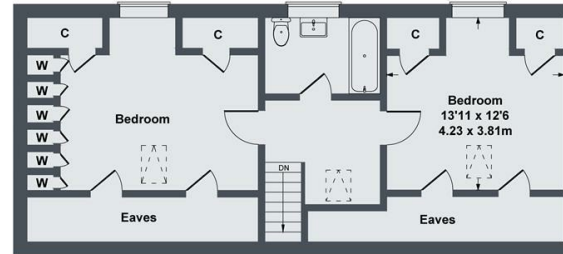
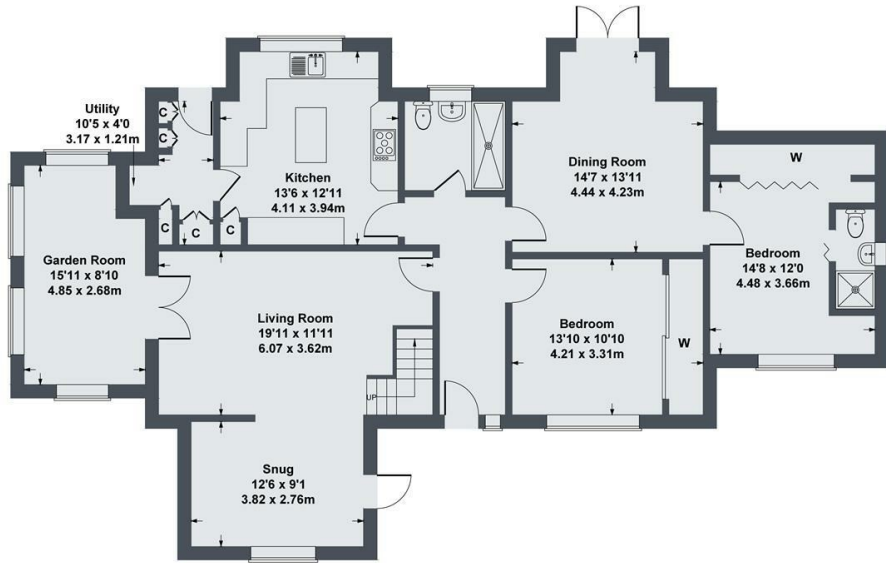
Particulars and Photographs

Particulars prepared July 2023.

Photographs taken July 2023.

7 Ainthorpe Lane, Ainthorpe

Approximate Gross Internal Area
1938 sq ft - 180 sq m



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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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