



We are privileged to offer for sale this distinctive Grade II listed former corn mill, dating back to the early 19th century. The property was renovated in approximately 2002 and the current owners have carried out further high specification improvements in recent years. The generous accommodation extends to over 1400 sq. ft, laid out over four floors, being warmed by a gas central heating system, and providing replacement hardwood sealed unit double glazed windows. Briefly comprises; entrance hallway, kitchen/dining room and bathroom. On the first floor there is a delightful lounge, with the second floor having two delightful bedrooms. On the third floor there is a stunning master bedroom with an impressive en-suite shower room. Externally there are attractively presented gardens, an extensive gravelled parking area with space for a number of vehicles together with a double garage. This eye catching residence is located within the sought after Sober Hall area of Ingleby Barwick, at the junction of Raydale Beck and Penyghent Way and is well placed for access to highly regarded junior and secondary schooling, shopping facilities and transport links. Early viewing of this exceptional home comes highly recommended.





Measurements are approximate due to the irregular shape of many rooms.

GROUND FLOOR

ENTRANCE HALLWAY - With entrance door, cast iron radiator, tiled floor, and staircase to the first floor. Built-in cupboard housing the wall mounted boiler.

KITCHEN/DINER - 7.34m (24'1") x 4.52m (14'10") reducing to 3.6m (11'10") at widest points

Fitted with a bespoke range of high quality wall and floor units with Corian worktops incorporating an under mounted 'Franke' stainless steel sink unit with mixer taps. Built-in double oven with induction hob having an extractor integrated into the worktop. Integrated fridge/freezer, plumbing for automatic washing machine and tumble dryer. Natural slate tiled flooring, cast iron radiator, sealed unit triple glazed window and ceiling downlighting. Sealed unit double glazed French doors to the rear garden.

BATHROOM - 3.73m (12'3") x 3.6m (11'10") at widest points

White suite comprising; panelled bath, pedestal wash hand basin and low level WC. Separate shower enclosure, sealed unit triple glazed window, chrome effect heated towel rail and tiled floor with underfloor heating.

FIRST FLOOR

FIRST FLOOR LANDING - With radiator, two sealed unit double glazed windows and staircase to the second floor.

LOUNGE - 6.86m (22'6") x 4.27m (14') at widest points

With solid wood flooring, a handmade unit following the curve of the wall, radiator, two sealed unit double glazed windows and downlighting.

SECOND FLOOR

SECOND FLOOR LANDING - With radiator, sealed unit double glazed window and staircase to the first floor.

BEDROOM TWO - 3.94m (12'11") at widest point x 2.72m (8'11") to robes

Fitted wardrobes, sealed unit double glazed window and radiator.

BEDROOM THREE - 3.94m (12'11") x 2.72m (8'11") at widest points

Built-in cupboard, radiator, and sealed unit double glazed window. Handmade fitted bookcase following the curve of the wall.



THIRD FLOOR

THIRD FLOOR LANDING - With radiator, sealed unit double glazed window and built-in storage cupboard.

BEDROOM ONE - 3.66m (12') at widest point x 2.97m (9'9") to robes

Fitted wardrobes, radiator, two sealed unit double glazed windows and roof window/vent.

EN-SUITE SHOWER ROOM - Corner Shower enclosure, feature wash hand basin in vanity unit and low level WC. Chrome effect heated towel rail and downlighting.

EXTERNALLY

GARDENS & DOUBLE GARAGE - The property enjoys an extensive gravelled parking area with space for a number of vehicles. In addition, there is a spacious double garage with electric roller door, power points, lighting and attached storage shed. A timber side gate opens to a substantial garden area which is mainly laid to lawn with established shrub borders, and a cobbled style patio area. The neighbouring property has a right of way across the gravelled area to allow access to their single garage with parking for one vehicle directly in front of this garage.

TENURE - FREEHOLD

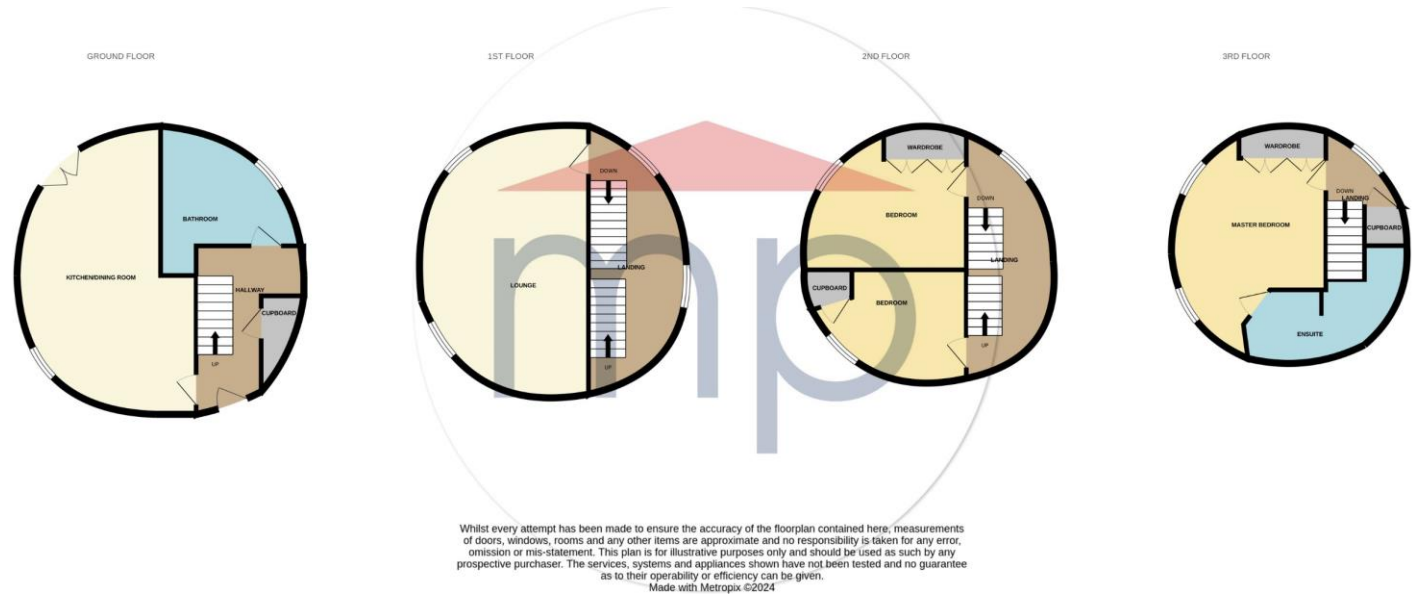
COUNCIL TAX BAND E

AGENTS REF: - DC/LS/ING240114/12032024

VIEWING: By appointment through our Ingleby Barwick office on Tel: **01642 763636**



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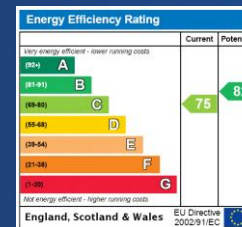
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