

**The Spinney, Ebberston, North Yorkshire, YO13 9PA**  
**Price Guide £735,000**

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This charming detached five bedroom family home offers flexible accommodation over two floors. This period and contemporary property has the flexibility to accommodate a larger family or extended family member especially as it has a modern lift. This property stands on approximately 0.46 acres of delightful well stocked landscaped gardens with a summer house and two garden sheds. A feature to be much enjoyed is the south facing oak constructed garden room with double doors leading on to a patio that overlooks the rear gardens. To the front is a generous cobbled car standing area, double garage with solar panels and second floor storage. The Spinney is approached by a private road of which it has rights of way over.

Accommodation briefly comprises:

Ground floor:

West Wing: Dining room, sitting room, inner hall, garden room, pantry, utility room and cloakroom, staircase to first floor.

East Wing: Entrance Hall, fitted kitchen/breakfast area, bedroom 4 with en-suite bathroom and bedroom 5/ dressing room with en-suite shower room.

First Floor:

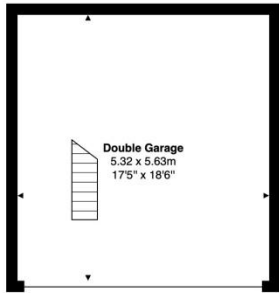
West Wing: Principal bedroom, en-suite shower room, house bathroom, bedroom 3.

East Wing: Landing (Lift, extensive glazing, second staircase), study, first floor reception room, bathroom and bedroom 2.

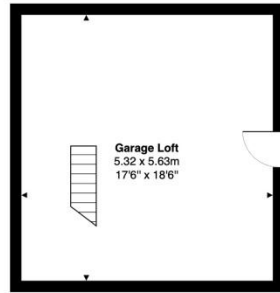
Ebberston is situated between the ancient market towns of Pickering and the coastal resort of Scarborough, yet within easy reach of Helmsley and Malton, with the ancient city of York as well the coastal resorts of Filey and Whitby being commutable. The renowned North York Moors National Park and the Great Dalby Forest are located close by. The village has a good range of amenities, including shops, doctor's surgery, cricket ground and Primary School.



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Gross Internal Area: 30.0 m<sup>2</sup> ... 323 ft<sup>2</sup>

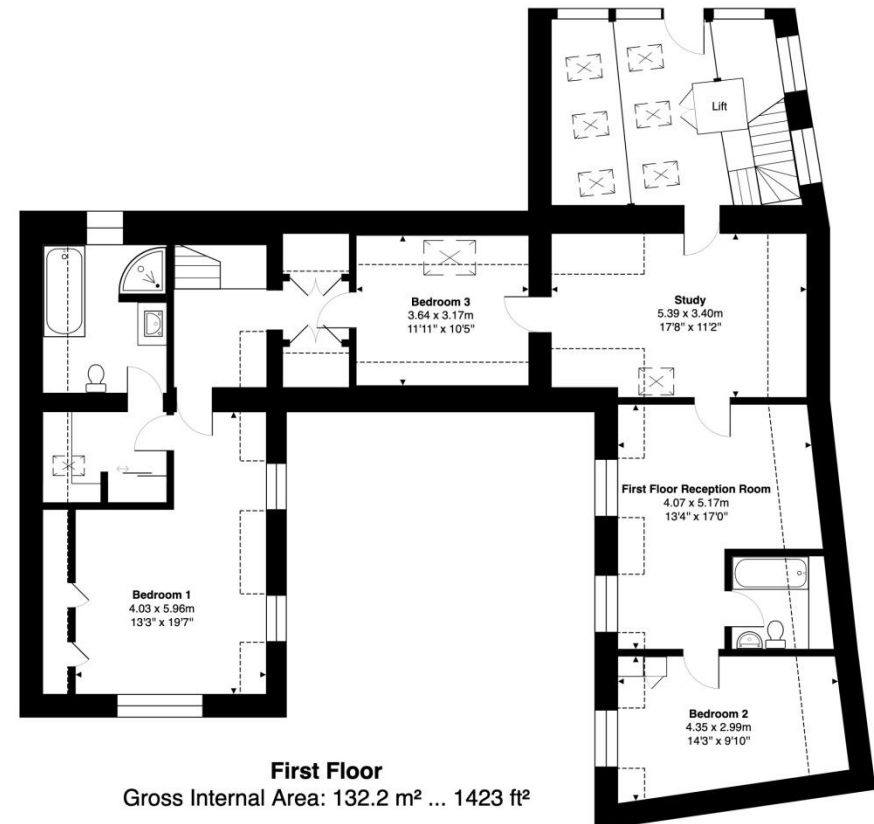
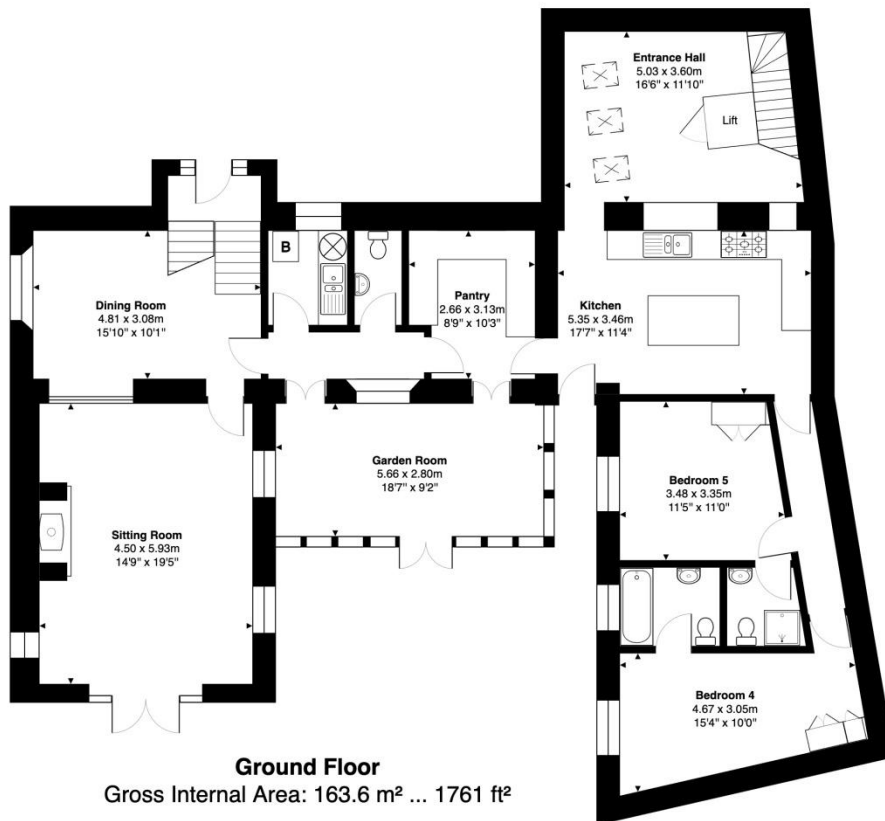


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Gross Internal Area: 355.7 m<sup>2</sup> ... 3829 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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For illustration purposes only not to scale















**Tenure:** We understand the property to be freehold. Vacant possession will be given on completion.

**Services:** Septic tank drainage, mains water and electricity are laid on. Oil fired central heating. Solar panels providing an income stream into the National Grid. EV hookup, Under-floor heating to garden room and entrance hall.

**Notes:** Access to the property is via a private road of which The Spinney has a right of way over.

**Property Tax:** Band E

**EPC Rating:** Band C

**Broadband:** Basic 13 Mbps. Currently connected to Beeline via Dish, currently on 12/ 15 Mbps but can be upgraded to faster speeds.

**Satellite/Fibre TV Availability,** BT and Sky

**Mobile Coverage:** EE, Vodafone, Three, O2

**Photography:** By Matt Hillier Photographer

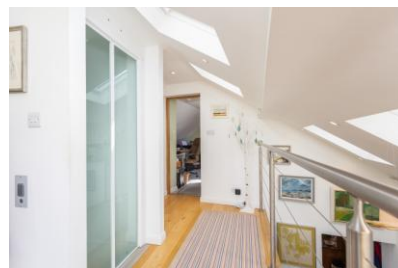
**Flood Risk:** Very Low

**HMRC:** It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

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**Viewing:** Strictly by appointment through the agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York, YO62 6DA. Tel: 01751 475557.



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