



01947 601301

SHRUBBERIES FARM, MICKELBY

3 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached Stone Farmhouse with Barn & Land
- Contemporary Interiors with Quality Fixtures & Fittings
- Stunning Kitchen with Vaulted Ceiling
- 3 Bedrooms & 2 Bathrooms
- Oil Central Heating & Double-Glazing
- Adjoining 2,500 sq ft Barn with Development Potential
- Large Garage and Hard Standing
- Lawned Gardens & 1.5 Acre Paddock

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DOUBLE GARAGE,
DRIVEWAY**

Outside Space: **GARDEN, LAND**

Tenure: **FREEHOLD**

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SHRUBBERIES FARM, MICKELBY - 3 bed Detached House - £650,000

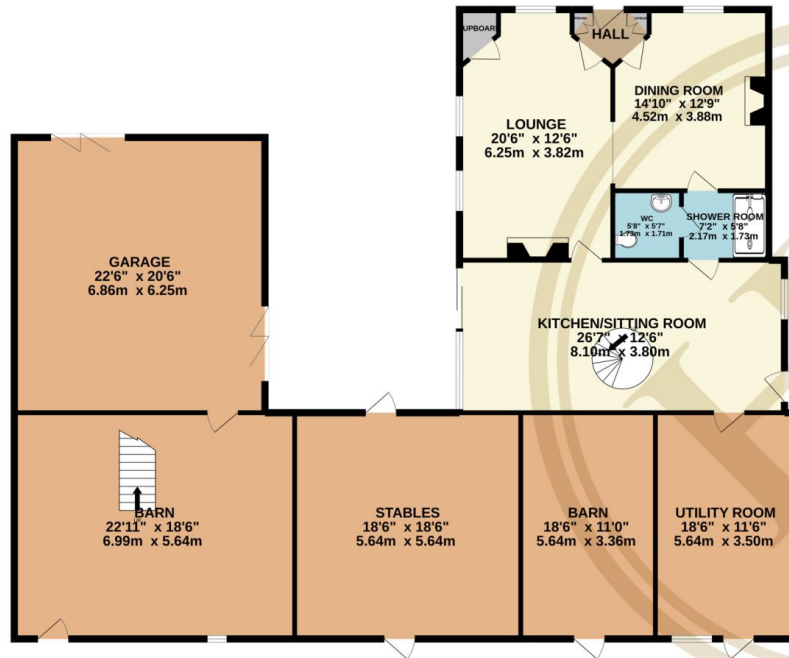


Hope & Braim are delighted to present Shrubberies Farm in Mickleby to the market. A detached stone farmhouse that has contemporary interiors and an adjoining barn with development potential and a one and half-acre paddock located in a quiet village in the North York Moors and close to the coast. The original farmhouse has been transformed into a modern family home by a large rear extension with a double-height ceiling and a façade of glazing that flood the house with natural light. To the front there are two reception rooms that are linked via a large opening, so you have two separate rooms, one being a comfortable lounge, the other a formal dining room, whilst having one open space ideal for entertaining. At the back is a stunning kitchen/family room that has a fitted kitchen with integrated appliances and a breakfast bar to one side, and a lounge area with a corner sofa and wall-mounted TV. A striking spiral staircase leads up to a galleried landing that leads to the bedrooms and links the first floor of the house to the first floor of the adjoining barn. There are three bedrooms, comprising two doubles and a twin, plus there is a family bathroom that is fully tiled and has a modern four-piece white suite. The adjoining barn offers ample storage space and an exciting development opportunity as either additional accommodation or a business opportunity, subject to planning. There is also a large garage and gravelled driveway providing ample off-street parking and workshop space. Behind the barn there is a sheltered, south-facing garden with a private track leading to a paddock.

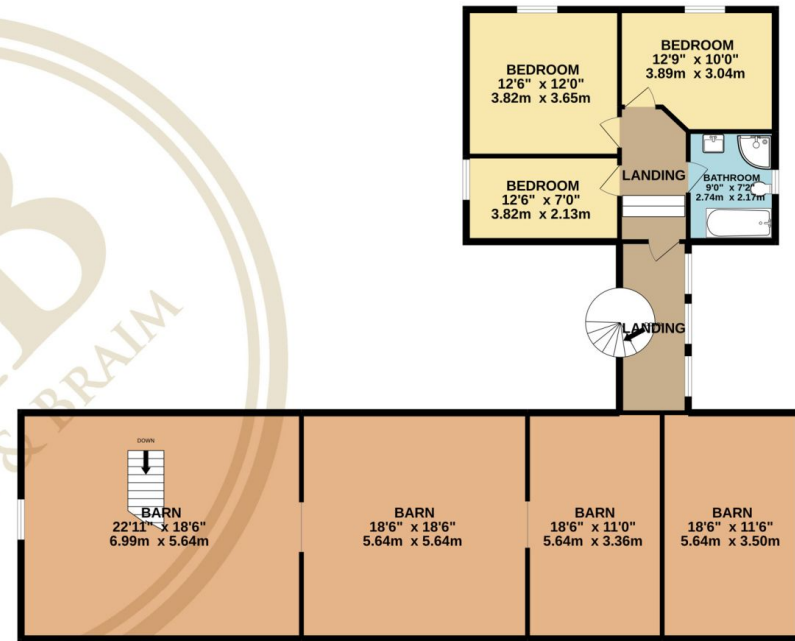


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GROUND FLOOR
2479 sq.ft. (230.3 sq.m.) approx.



1ST FLOOR
1741 sq.ft. (161.7 sq.m.) approx.



TOTAL FLOOR AREA : 4220 sq.ft. (392.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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