



01947 601301



PASTURE HOUSE, GLAISDALE

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached Stone House with Rural Views
- Stunning Breakfast Kitchen with Granite Island
- Family Lounge with Log Burning Stove
- Dining Room with Glazed Doors onto the Terrace
- 4 Double Bedrooms & 3 Bathrooms, including 2 En-Suites
- Eco-Friendly Home with Ground-Source Heating & Double-Glazing
- Off-Street Parking & Storage Shed
- Tiered Garden with Terrace & Summerhouse
- Subject to a NYMNP Local Occupancy Restriction

Type: **DETACHED HOUSE**
Availability: **FOR SALE**
Bedrooms: **4**
Bathrooms: **3**
Reception Rooms: **2**
Parking: **OFF ROAD PARKING**
Outside Space: **GARDEN, TERRACE**
Tenure: **FREEHOLD**

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PASTURE HOUSE, GLAISDALE - 4 bed Detached House - £525,000



Hope & Braim are delighted to present Pasture House in Glaisdale to the market. This detached stone house sits at the top of village that affords it stunning views over the surrounding countryside at the heart of the North York Moors National Park. The property was built in 2000 using dressed stone and pan tiles in keeping with the local vernacular, whilst using modern ground-source heating and double-glazing throughout. The interiors have been designed for a family with practical hard flooring and open plan living downstairs and four double bedrooms and three bathrooms upstairs, including two en-suites. On entering this home, you are welcomed by a large entrance hall that has a cloakroom and an Oak Staircase with smart storage built-in underneath. There is a spacious lounge with a stone fireplace and a log burning stove the main feature and glazed doors lead through to the dining room that in turn has French Doors that open onto the terrace outside. The kitchen has newly been installed and has a stunning island with leather granite worktops and bar stool seating, plus there is an adjoining utility room that houses the white goods. Double Doors off the lounge lead to a home office. Upstairs there is a gallery landing that has room for a gym and there are three double bedrooms, one with an ensuite and dressing room, and there is the house bathroom. The loft has been converted into a stylish principal bedroom suite with a balcony roof that has views for miles and a luxurious bathroom with a free-standing bath, walk-in shower and his and her sinks. Outside that garden has been landscaped with a large, paved terrace with steps down to a lawn and there is also a timber-built summerhouse that enjoys those simply stunning views.



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Approximate total area⁽¹⁾
2533.37 ft²

Reduced headroom
43.92 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom:
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 89 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.