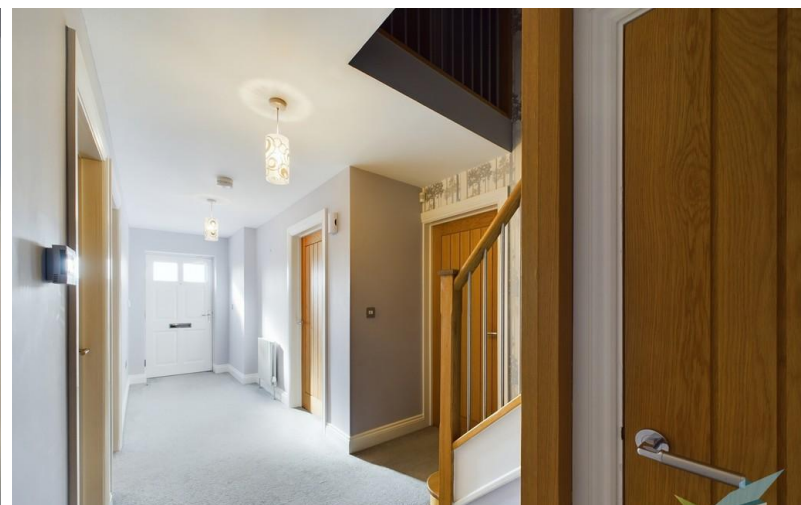


**FOR SALE**



## **Summerhill, High Lane**

**6 Bedrooms, 3 Bathroom, Detached House**

**£550,000**



## Summerhill, High Lane

6 Bedrooms, 3 Bathroom

**£550,000**

- Four First Floor Bedrooms
- 2 Additional Ground Floor Bedrooms
- Large Living Room
- Open Plan Kitchen
- Utility Room

**FULL DESCRIPTION** Nestled in a quiet small village, this stunning 6 bedroom house boasts a gated entrance leading to a sweeping driveway, ensuring both privacy and security. The large garage provides ample space for vehicles and/or storage, while the beautiful views surrounding the property offer a sense of tranquillity and serenity.

The interior of the house is equally as impressive, with spacious rooms and great entertaining areas perfect for hosting guests or enjoying quality time with family. The open-concept kitchen is ideal for social gatherings, while the outdoor patio and garden create a perfect setting for outdoor parties or relaxed evenings.

Whether you're looking for a peaceful retreat or a place to entertain, this large 6 bedroom house offers the best of both worlds in a picturesque village location. This property truly embodies luxury living at its finest.

Consisting of Living room, kitchen diner, utility, six bedrooms, two bathrooms, one ensuite, sun room, integral garage and snug.

### INTERNALLY

#### GROUND FLOOR

**ENTRANCE HALL** Composite entrance door, double panelled central heating radiator with TRV, carpet flooring, burglar alarm keypad, programmable room thermostat, telephone point, sensor light, under stairs cupboard and contemporary oak and steel staircase leading to the first floor.

**LOUNGE** 21' 2" x 13' 8" (6.45m x 4.17m) To front aspect. Oak door, living flame effect fire with remote control, carpet flooring, double panelled central heating radiators x2 with TRV, curtain poles, curtains, vertical







blinds, wall lights x4, sky TV points x4, telephone point, DG window and uPVC bay window.

**DINING ROOM 12' 1" x 9' 6"** (3.68m x 2.9m) To front aspect. Oak doors x2, carpet flooring, double panelled central heating radiator with TRV, blinds, curtain poles, curtains, TV/Sky point and uPVC window.

**CONSERVATORY / SUNROOM 14' 10" x 11' 0"** (4.52m x 3.35m) DG Conservatory with vertical blinds. With double panelled central heating radiator with TRV, tiled flooring. DG French door to the rear garden. Velux windows x2 inc blinds, stable style door, wall lights x2, oak courtesy door to integral garage.

**STUDY / BEDROOM 9' 8" x 9' 6"** (2.95m x 2.9m) To side aspect. Oak door, carpet flooring, double panelled central heating radiator with TRV and DG window with roller blind, telephone point and TV/Sky point and inset lighting.

**RECEPTION / BEDROOM 9' 6" x 8' 8"** (2.9m x 2.64m)

To side aspect. Oak door carpet flooring, double panelled central heating radiator with TRV and DG window with roller blind and TV/Sky point and inset lighting.

**BATHROOM 9' 3" x 6' 4"** (2.82m x 1.93m) Fully tiled. White suite comprising: low level WC with push button flush, vanity basin with drawer unit, mixer tap, panelled bath with mixer shower attachment tap, glazed shower cubical with thermostatic rain head shower and hand attachment, extractor, tiled flooring, designer towel rail, inset lighting, light up mirror and DG window with roller blind.

**KITCHEN 18' 6" x 9' 6"** (5.64m x 2.9m) To rear aspect. Oak doors, range of wall, base and drawer units with light & dark contrast fascias, integrated cutlery drawer, 1 ½ bowl stainless steel inset sink unit, mixer tap, laminate splash backs, laminate work surfaces, ceramic hob, electric high level single oven, integrated microwave, extractor hood, integrated fridge, integrated freezer, integrated dishwasher, tiled flooring, inset



lighting, double panelled central heating radiator with TRV x2, DG window. Open plan leading to dining room.

**DINING AREA** 9' 11" x 9' 10" (3.02m x 3m) Open Plan from Kitchen. DG French Doors inc vertical blinds. 3 x TV/Sky points, Breakfast bar including 4x bar stools, tiled flooring and inset lighting.

**UTILITY ROOM** 7' 6" x 4' 9" (2.29m x 1.45m) Oak door, Range of wall & base units with light & dark contrasting fascias, laminate splash backs, laminate work surfaces, washing machine, wall mounted Viessmann gas central heating boiler, inset lighting and extractor fan.

**FIRST FLOOR**

**LANDING** Carpet flooring, double panelled radiator with TRV.

**BEDROOM 2** 20' 2" x 7' 7" (6.15m x 2.31m) To front aspect. Oak door, fitted eaves storage x3, double panelled central heating radiator with TRV, DG windows including roller blind, curtain pole, Sky/TV points x4 and carpet flooring.

**FAMILY BATHROOM** 8' 1" x 7' 1" (2.46m x 2.16m) Fully tiled. White suite comprising: low level WC with push button flush, vanity wash hand basin with under cupboard storage, panelled bath with mixer shower attachment, glazed shower cubical with thermostatic rain head shower, extractor, tiled flooring, designer towel rail, Velux window, light up mirror and inset lighting.

**BEDROOM 1** 13' 10" x 12' 1" (4.22m x 3.68m) To front aspect. Oak door, curtain pole, curtain, DG window with roller blind, Double panelled central heating radiator with TRV, telephone point, Sky/TV points x2 and carpet floor.

**ENSUITE** 13' 0" x 7' 7" (3.96m x 2.31m) Oak door, DG window with roller blind, part tiled, tiled floor, designer radiator. Back to wall W/c with push button flush, vanity sink



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
 2258.96 ft<sup>2</sup>  
 209.86 m<sup>2</sup>

**Reduced headroom**  
 118.76 ft<sup>2</sup>  
 11.03 m<sup>2</sup>

(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

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.