



LILY HILL HOUSE AND RUBY HILL HOUSE

Hill Road, Kirkby-in-Cleveland, North Yorkshire



LILY HILL HOUSE AND RUBY HILL HOUSE

HILL ROAD, KIRKBY-IN-CLEVELAND,
NORTH YORKSHIRE, TS9 7AN

TWO SUBSTANTIAL DETACHED NEW BUILD PROPERTIES WITH
GARDENS AND SMALL PADDOCKS, ENJOYING OUTSTANDING
VIEWS TOWARDS THE CLEVELAND HILLS IN THE EXCEPTIONAL
VILLAGE OF KIRKBY-IN-CLEVELAND

Accommodation

Entrance Hall • Open-Plan Family Kitchen Breakfast Room • Living Room
Dining Room • Utility Room • Ground Floor Cloakroom / W.C. • Four Bedrooms
Additional Fifth Bedroom or Study in Lily Hill House • Four Bathrooms and Three En
Suites in Lily Hill House • Three Bathrooms and Two En Suites in Ruby Hill House

Externally

Gardens with South and South Westerly Aspect • Small Paddock with Each Property
Double Garage • Sunny Courtyard Patio



GSC GRAYS

PROPERTY • ESTATES • LAND

26-28 High Street, Stokesley, North Yorkshire TS9 5DQ

Tel: 01642 710742

www.gscgrays.co.uk

stokesley@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Barnard Castle
Tel: 01833 637000

Boroughbridge
Tel: 01423 590500

Chester-le-Street
Tel: 0191 303 9540

Colburn
Tel: 01748 897610

Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120



Situation and Amenities

Kirkby-in-Cleveland is a delightful rural hamlet, nestled at the foot of the Cleveland Hills not far from the Georgian market town of Stokesley. The small community has its own traditional English public house, The Black Swan Inn, a village hall and church. There is also a bus service between Northallerton and Stokesley.

Stokesley 2.2 miles, Northallerton 15.1 miles, Yarm 16.6 miles, Middlesbrough 11.4 miles, Darlington 27.4 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

Lily Hill House and Ruby Hill House

These two new properties are superbly positioned, brand new family homes built by local and well-respected builders Clarion Homes. Designed with an eye on modern family living, both properties will be highly specified by the builder and include under-floor heating to the ground floor and radiators on the first. These homes are enviably located in the highly regarded village of Kirkby-in-Cleveland and will both enjoy incredible views of the Cleveland Hills along with access to superb walking and cycling routes straight from the door.

Accommodation

The accommodation for both properties will include open-plan living, kitchen and breakfast rooms with wonderful scenic aspects. Those who enjoy entertaining will be well catered for with the separate dining room.

A comfortable living room will be great for those cosy evenings in front of the log burning stove, while the utility room and cloakroom / w.c enable the essentials to be kept neatly out of the way.

The bedroom accommodation on the first floor in Lily Hill House includes four rooms and three en-suites, with an additional study or fifth bedroom as well as the family bathroom. At Ruby Hill House, there are four bedrooms, two with en-suite, along with the family bathroom.



Externally

Outside, there will be gardens with a south and westerly aspect, both enjoying the views, along with an additional paddock included with each property.

Garage and Parking

There will be a shared driveway to gain access from Hill Road to the properties, leading to private driveways and double garages.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays of Stokesley. Telephone 01642 710742

Local Authority

Hambleton District Council.

Services

Mains electricity. Heating will be via air source heat pumps and the drainage will be via septic tank.

Wayleaves and Covenants

Both properties will be sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

Method of Sale

The properties are offered for sale by private treaty, with vacant possession upon completion. We reserve the right to conclude the sale by any other means at our discretion. All potential purchasers are requested to register with the selling agent, GSC Grays, Stokesley office, so that they can be advised as to how the sale will be concluded. All offers must be confirmed in writing. Purchasers will be required to provide proof of identification to comply with Money Laundering Regulations.



Lily Hill House



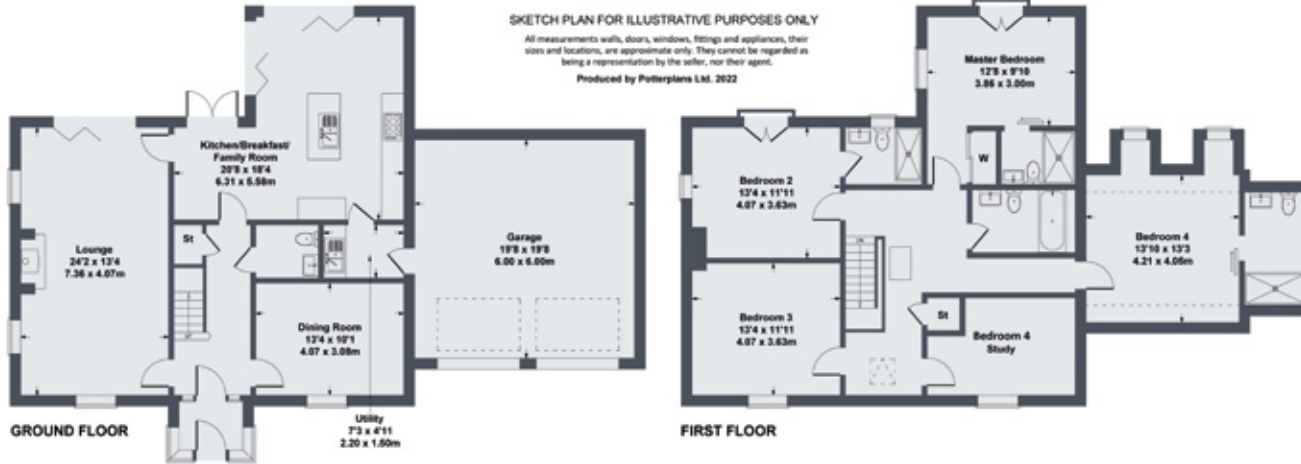
Lily Hill House

Plot 1 Lily Hill House
Approximate Gross Internal Area
2648 sq ft - 246 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

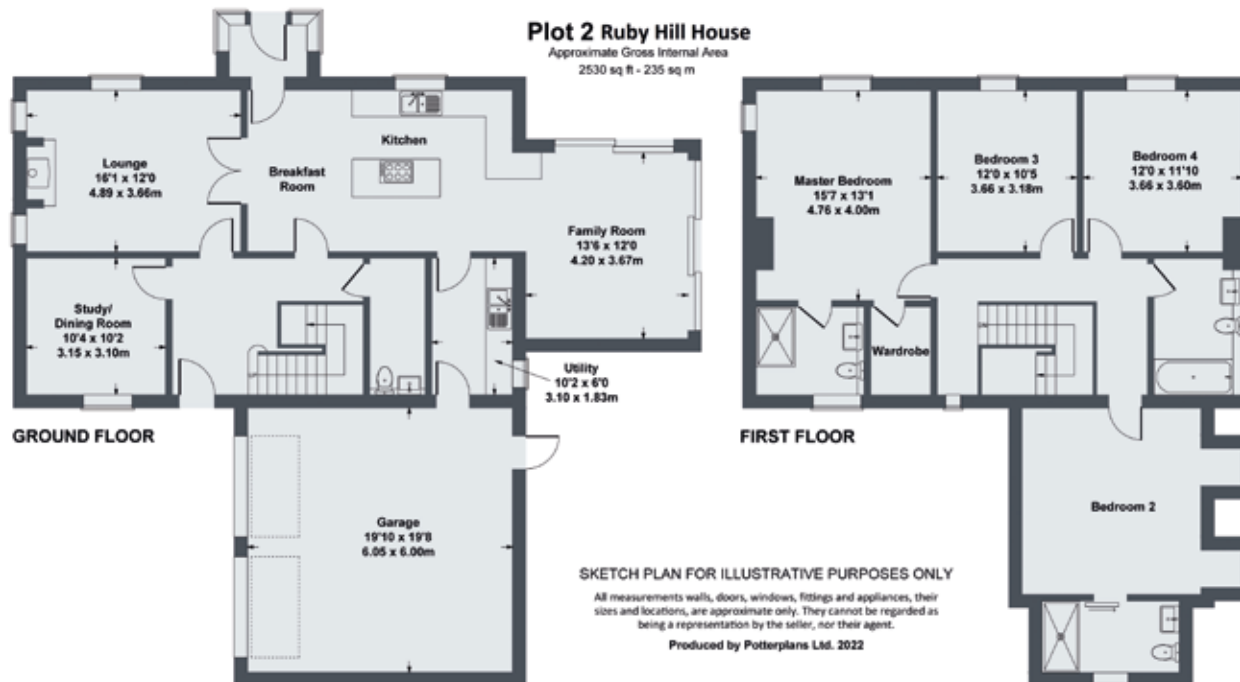


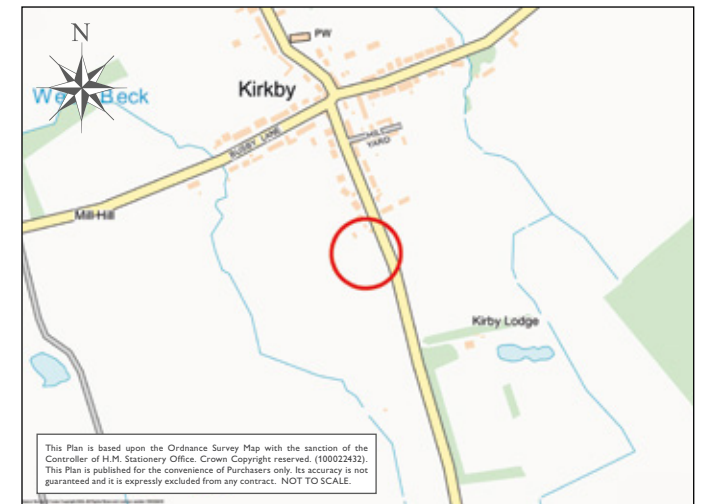
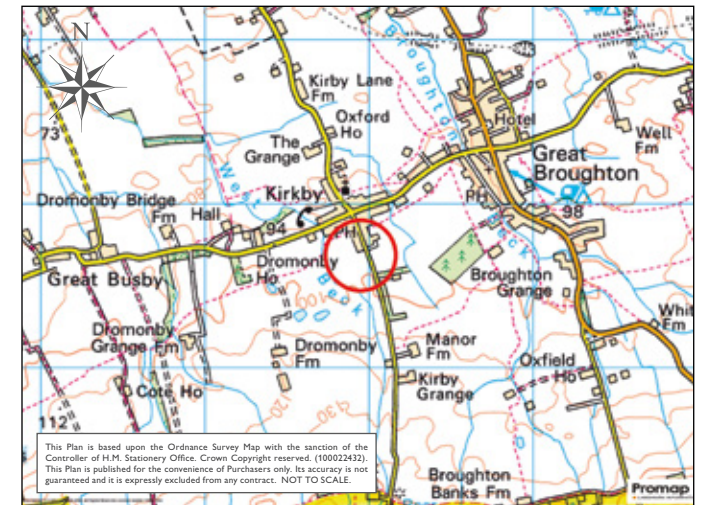
Plot 2 Ruby Hill House
Approximate Gross Internal Area
2530 sq ft - 235 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022





DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2022

Images include artist's impressions