



Roundhill, 16 Dikes Lane, Great Ayton

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BNP PARIBAS GROUP

Roundhill

16 Dikes Lane

Great Ayton

TS9 6HJ

A detached spacious 5 bedroom family home, enjoying fabulous views over Roseberry Topping and open countryside, located on the fringes of the sought-after village of Great Ayton

Great Ayton train station 0.3 mile (London Kings Cross 3 hours 55 minutes), Great Ayton High Street 1.1 miles, Middlesbrough 9.5 miles, A1(M) (Junction 49) 31.3 miles, Newcastle International Airport 55.4 miles, Leeds Bradford Airport 57.2 miles

Storm porch | Porch | Reception hall | Sitting room | Dining room | Family room | Sun room | Kitchen/dining room | Larder | Utility room | Cloakroom | 5 Bedrooms | Eaves storage | Family bathroom | Family shower room | Garden Garage | EPC rating D

The property

Roundhill is an attractive double fronted rendered family home offering almost 2,200 sq. ft. of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space maximising the stunning countryside views, the ground floor accommodation flows from a welcoming reception hall and comprises a generous family room, a spacious sitting room with a large bay window and a fireplace, a well-proportioned double height sun room with French doors to the rear terrace, and a substantial dining room with a large bay window. The large kitchen/dining room has a range of wall and base units, modern integrated appliances, a useful larder and a dining area with exposed brick fireplace with woodburning stove and French doors to the rear terrace. A useful neighbouring fitted utility room with a

door to the garden completes the ground floor facilities. On the first floor the property provides five well-proportioned bedrooms, three with built-in storage and one with access to generous eaves storage, suitable for a variety of uses, together with a modern family shower room and a separate family bathroom.

Outside

Set behind low-level hedging and having plenty of kerb appeal, the property is approached over a gravelled driveway providing private parking and giving access to the link-attached garage. The enclosed south facing rear garden is laid mainly to gently-sloping lawn bordered by mature flower and shrub beds and a small brook and features two garden ponds, numerous eating areas and a large raised paved terrace, ideal for entertaining and al fresco dining, the whole enjoying stunning views over the North York Moors National Park.

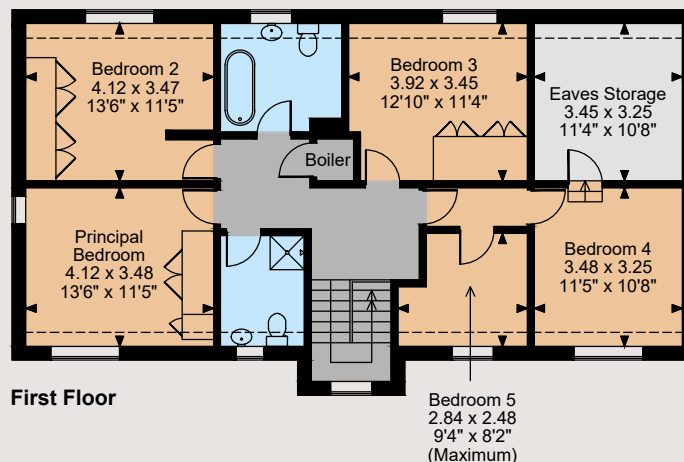
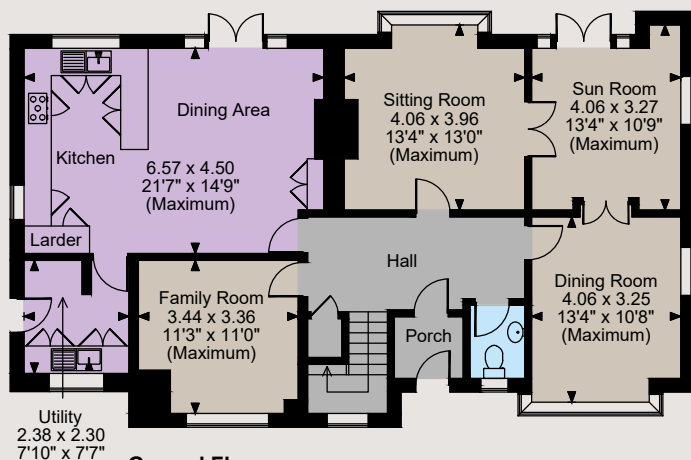
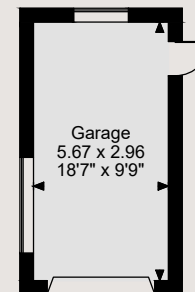
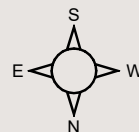
Location

Famously the boyhood home of Captain James Cook and situated at the foot of the Cleveland Hills on the fringes of the North York Moors National Park, Great Ayton is a picturesque village with two centres and village greens, High Green and Low Green, linked by the River Leven which flows through the village. The village offers a good range of day-to-day amenities including boutique and High Street shopping, churches, an award-winning inn, public house, coffee shop and infant and primary schooling. The village offers superb opportunities for walking, cycling and riding on Cleveland Way and in the North York Moors National Park. Nearby Middlesbrough offers more extensive shopping, service, leisure and recreational facilities. Communications links are excellent: the A1(M) ensures easy access to both the north and south of the country, as do the excellent links on the Esk Valley Line from Great Ayton train station. The area has a good selection of state primary and secondary schools, together with a wide range of independent schools, including Teesside High, Yarm and Red House.





Roundhill, Dikes Lane, Great Ayton, Cleveland
Main House internal area 2,175 sq ft (202 sq m)
Garage internal area 181 sq ft (17 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

Following the A173, turn right onto High Street in Great Ayton then turn right onto Station Road. Continue onto Dikes Lane and after 0.3 mile Roundhill can be found on the right-hand side.

General

Local Authority: Hambleton District Council

Services: Mains electricity. Oil central heating.

Private water supply and drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £795,000

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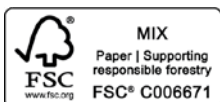
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