



Tripolar Croft, Church Lane | Fylingthorpe, Whitby

BoultonCooper





## Tripolar Croft, Church Lane, Fylingthorpe, Whitby

Tripolar Croft comprises a spacious four bedroom detached property with delightful gardens and adjoining paddock. The property is situated on the eastern edge of the North York Moors National Park, attractively located along Church Lane, Fylingthorpe with stunning views across to Robin Hood's Bay and the North Yorkshire coastline. In all, the gardens, grounds and adjoining grass field extend to 2.61 acres (1.06 hectares) or thereabouts.

**Offers In Excess Of  
£650,000**

### ACCOMMODATION ON THE GROUND FLOOR

#### ENTRANCE HALL

6.96m x 2.08m (22'10" x 6'10")

Open staircase to first floor.

#### DINING ROOM

5.03m x 3.05m (16'6" x 10')

uPVC double glazed window to the front, double radiator.

#### SITTING ROOM

6.10m x 5.97m (20' x 19'7")

uPVC double glazed windows to the front and side with superb coastal views, sliding doors to outside, open fireplace on stone hearth and surround with timber mantelpiece, 2 no. double radiators.

#### BEDROOM 3 (N)

3.30m x 3.05m (10'10" x 10')

uPVC double glazed window to the rear, single radiator.

#### BEDROOM 4 (NW)

3.35m x 2.74m (11' x 9')

Dual aspect uPVC double glazed windows, double radiator.

#### BATHROOM

3.07m x 1.70m (10'1" x 5'7")

Opaque uPVC double glazed window, coloured suite comprising tiled bath with Triton electric shower over, pedestal wash hand basin, electric heater, single radiator.

#### SEPARATE CLOAKROOM

2.69m x 0.97m (8'10" x 3'2")

Opaque uPVC double glazed window, wc and wash hand basin.

#### KITCHEN

3.51m x 3.07m (11'6" x 10'1")

Range of fitted base and wall mounted units, 1.5 bowl sink and drainer, integral double oven and grill, 4 ring electric hob, timber frame single glazed internal window to conservatory, pantry cupboard off.

#### STUDY

3.51m x 3.38m (11'6" x 11'1")

uPVC double glazed window to the south, French doors to:

#### CONSERVATORY

5.99m x 3.66m (19'8" x 12')

uPVC double glazed with sliding doors to outside, houses oil-fired central heating boiler.

#### TO THE FIRST FLOOR

#### LANDING

3.05m x 3.05m x 1.91m (10'10" x 6'3")

#### BEDROOM 1

5.03m x 3.33m (16'6" x 10'11")

uPVC double glazed dormer window to west, double radiator, access to:



## BEDROOM 2

4.14m x 3.23m (13'7" x 10'7")

Triple aspect with dormer window, including en-suite bathroom, with coloured suite comprising panelled bath, wash hand basin and wc.

## LOFT ROOM

15'4" x 5'4"

## OUTSIDE

Tripolar Croft is approached along a private driveway, in turn providing access to 2 no. detached garages.

A patio area surrounds the south and west of the house, which enjoy the best of the views across to Robin Hood's Bay and the sea beyond. The gardens are substantial, extending to 0.88 acres or thereabouts, comprising lawned gardens with established herbaceous and tree-lined borders. To the west, the gardens extend to include a now overgrown former vegetable garden and former aviary.

To the south, there is a gently sloping grass field surrounded by established hedgerows, extending to 1.73 acres (0.70 hectares) or thereabouts. There is a pedestrian access from the residential property to the north. In addition, there is vehicular access to the east onto Church Lane, the adopted highway.

In all, the property extends to gardens, ground and land of 2.61 acres (1.06 hectares) or thereabouts.

## GARAGE 1

6.07m x 3.40m (19'11" x 11'2")

Composite stone construction under composite pantile roof, with up and over front doors.

## GARAGE 2

6.07m x 2.87m (19'11" x 9'5")

Composite stone construction under composite pantile roof, with up and over front doors.

## SERVICES

We understand that the property is connected to mains electricity and water, with private septic drainage; oil fired central heating. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

## TENURE

We understand to be freehold with vacant possession upon completion.

## VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

## WHAT3WORDS

///wings.inventors.bandwagon

## COUNCIL TAX BAND

We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

## ENERGY PERFORMANCE RATING

Assessed in Band F. The full EPC can be viewed at our Malton Office.





**VIEWING**


Strictly by appointment with the Agent

**COUNCIL TAX BAND**

F

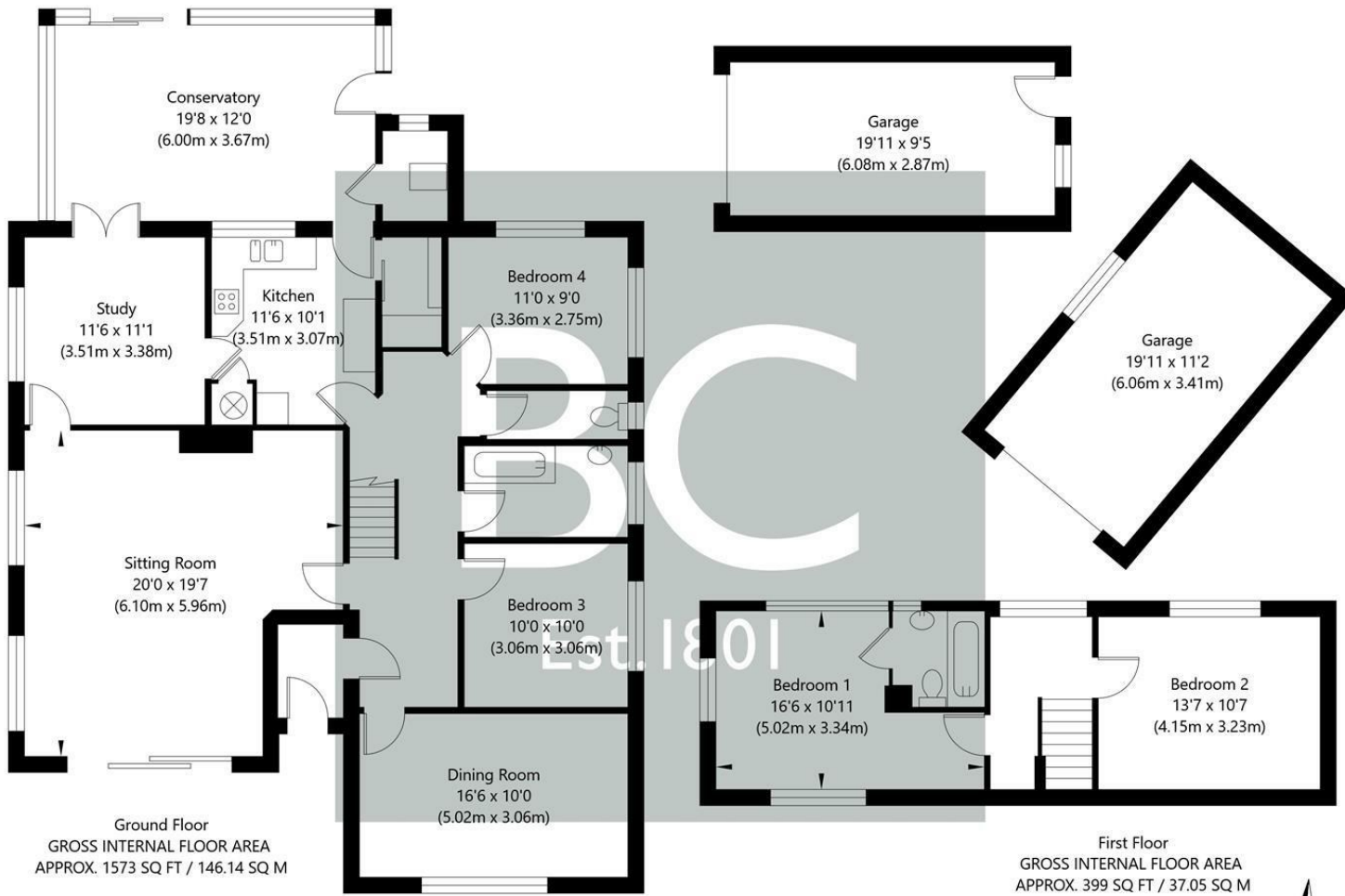
**ENERGY PERFORMANCE RATING**

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>		36	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



# Tripolar Croft, Church Lane | Fylingthorpe, Whitby



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1972 SQ FT / 183.19 SQ M - (Excluding Garages)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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