



Kamsahd, The Avenue, Sleights

## A detached home with extensive accommodation located at the heart of a sought-after village, close to Whitby

A handsome generously-proportioned period family home combining modern amenities and neutral décor with period features and fabulous long distant views, high ceilings and some original fireplaces, the whole providing an elegant family and entertaining space. Located at the heart of the desirable Esk Valley village of Sleights, near to the coast and town centre amenities.



**3 RECEPTION ROOMS**



**5+ BEDROOMS**



**3 BATHROOMS**



**SUMMER HOUSE/SHED**



**GARDENS AND RAISED DECKING**



**FREEHOLD**



**VILLAGE**



**4180 SQ FT**



**£825,000**



### The property

Dating from 1912, Kamsahd is a handsome stone-clad family home arranged over three floors and offering almost 4,200 sq ft of light-filled accommodation with high ceilings and large windows. The current owners have sensitively refurbished the property throughout during their 20 year tenure, including rewiring and more recently the addition of a new boiler. The property is configured to provide an ideal family home and entertaining space but could be used for multi-generational living or for those looking for studio or additional office space.

The ground floor accommodation flows from an entrance porch with Victoria tiles and welcoming wooden-floored through reception hall with a rear porch with garden access. It briefly comprises generous sitting and dining rooms, both with large bay windows and feature fireplaces, the former with a log effect gas fire, a dual aspect music room with large rear aspect bay window and a spacious wooden-floored breakfast kitchen. The kitchen/breakfast room features a range of wall and base

units, complementary work surfaces, and modern integrated appliances and an Aga, bespoke storage, and space for a sizeable table. A door from the kitchen gives access to an inner hall with a cloakroom/shower room and a useful neighbouring 37 ft split-level fitted utility room and gym/boot room, with doors to front and rear aspects.

On the first floor a generous split level landing with a glazed sliding door to an enclosed 23 ft balcony, an ideal reading room or sun room, gives access to a principal bedroom with large bay window and useful sink, three further double bedrooms, two with a sink and all three with fitted storage, a well-proportioned triple aspect study, a family bathroom and a separate family shower room. The property's remaining double bedroom can be found on the vaulted second floor, together with a spacious yoga room, suitable for an additional bedroom if required, and a large 34 ft loft/walk-in storage space accessible from the landing.



## Outside

Occupying a generous corner plot and having plenty of kerb appeal, the property is approached through twin stone pillars over a block-paved side driveway providing private parking. The wrap around garden is laid mainly to lawn bordered by well-stocked flower and shrub beds and mature hedging and features numerous seating areas, a garden pond, shed, summer house, paved side terrace and a large paved and raised decked rear terrace. The whole is ideal for entertaining and al fresco dining and enjoys fabulous far-reaching views towards the North Yorks Moors.

## Location

Located in the Esk Valley on the edge of the North York Moors National Park, Sleights offers a vibrant, community-led village, with village hall, shop, Post Office, butcher, baker, GP surgery, fish and chip shop, two pubs, churches, a village sports field, bowling club, and primary school.

At the mouth of the River Esk, the nearby seaside town of Whitby provides independent and high street shopping, supermarkets, hotels, pubs, GP and dental surgeries, a hospital, primary and secondary schools, a harbour, marina, beach, golf course, football and cricket pitches, tennis courts, and watersports, including an annual regatta, windsurfing, sailing, diving, and surfing. Scarborough and Middlesbrough offer more extensive facilities.

Communications links are excellent: the nearby A169 links to the A171 and major regional centres, the A1(M) and motorway network, Sleights station (0.2 mile) offers local services and links to London, and Teesside International Airport provides a range of domestic and international flights.



## Distances

- A169 (Malton-Whitby road) <0.1 mile
- Whitby 3.6 miles
- Scarborough 18.8 miles
- Middlesbrough 30.2 miles
- Teesside International Airport 40.4 miles

## Nearby Schools

- Sleights CoE Primary School
- Caedmon College, Whitby
- St Hedda's Catholic Primary School, Whitby

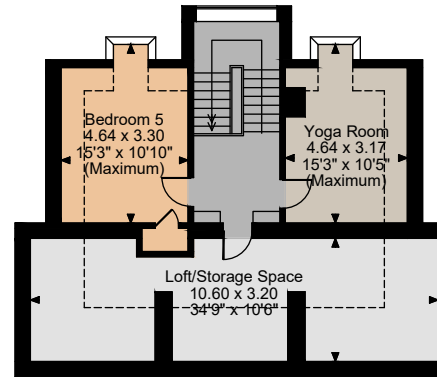
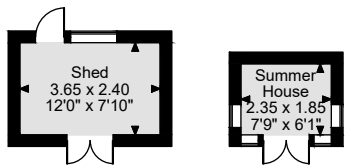
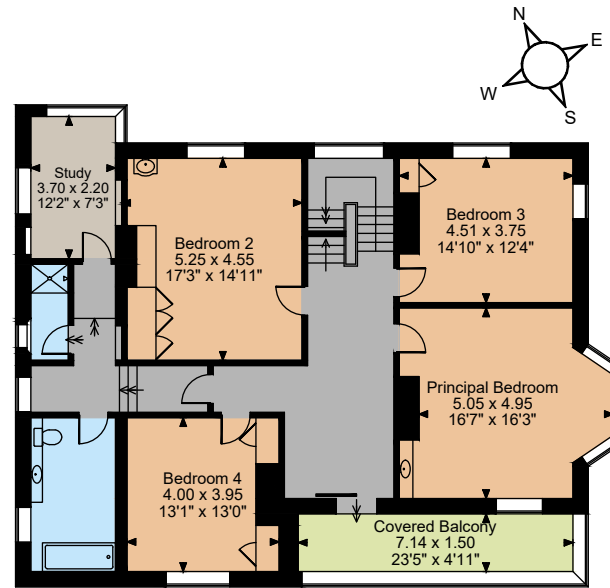
## Key Locations

- Whitby Abbey
- Whitby Museum
- Captain Cook Memorial Museum
- St Mary's Church, Whitby
- Robin Hood's Bay
- Falling Foss Waterfall
- North York Moors National Park
- Goathland (Aidensfield in Heartbeat)
- Grosmont Railway Station
- North Yorkshire Moors Railway

## Nearby Stations

- Sleights
- Ruswarp
- Whitby





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

□ □ □ □ Denotes restricted head height

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### Floorplans

Main House internal area 4,180 sq ft (388 sq m)  
 Shed & Summer House internal area 141 sq ft (13 sq m)  
 Covered balcony external area 115 sq ft (11 sq m)  
 Total internal area 4,321 sq ft (401 sq m)  
 For identification purposes only.

### Directions

YO22 5BS

what3words: ///snoozing.sensual.brambles

### General

Local Authority: North Yorkshire Council

Services: Mains electricity, gas, water and drainage.  
 Centrally heated.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: E

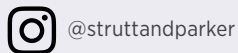
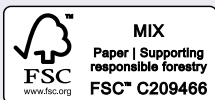
## Harrogate

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