



## ‘GREENGATE’ 19 GRAPE LANE, WHITBY



**A STUNNING GRADE II\* LISTED PERIOD PROPERTY STANDING ON THE HARBOURSIDE IN THE HEART OF WHITBY'S HISTORIC TOWN CENTRE. BOASTING A WEALTH OF ORIGINAL PERIOD FEATURES THIS BEAUTIFUL PROPERTY IS CURRENTLY BOTH A WONDERFUL 5 BEDROOM FAMILY HOME AND THE BASE FOR THE OWNERS STUDIO POTTERY BUSINESS, WITH MANY ALTERNATIVE POTENTIAL USES SUBJECT TO PLANNING.**

Accommodation:

Ground Floor: Entrance Hall, Dining Kitchen, Study. 1<sup>st</sup> Floor: Living Room & Sitting Room  
2<sup>nd</sup> Floor: Master bedroom with en-suite & Double Bedroom. 3<sup>rd</sup> Floor: 2 Double Bedrooms, Single Bedroom and Bathroom. Basement: Studio, Cloakroom, Utility and Store Room. Private Yard.

## Particulars of Sale

Set in the heart of Whitby town centre, lying close to the harbour side, Greengate is an imposing Georgian building which has managed to retain a great deal of original character and period features. The property is currently arranged as a large domestic dwelling with the basement floors used as a pottery studio, although it has potential for a number of alternative uses subject to planning. The property enjoys a private yard facing over the harbour pool and makes it a wonderful family home with 5 bedrooms and 3 reception rooms plus a dining/kitchen. One of the houses most important period features is the large Georgian Bottle window, which is reckoned to be the best example of its type within the town.



Approached from Grape Lane a large panelled door opens to a private corridor leading through into the yard at the rear. A door opens from the corridor directly into the kitchen but the principle door to the property is from the yard and there is further access directly to the basement rooms from a flight of stone steps.

A traditional panelled entrance door lies at the base of the bottle window and has a screen to either side and an ornate fan light above.

**Entrance Hallway:** With a limestone paved floor and a broad period staircase rising to the floors above. Ceiling cornice, part panelled walls, with dado rail and central heating radiator. Steps lead down to a door descending into the basement and wide heavy panelled internal doors lead to the study and ...



**Dining/Kitchen: 17'11 x 14'5** A generously proportioned room with panelled walls and 3 shuttered sash windows facing to the front elevation, with window seats, plus a further shuttered sash window facing to the rear, overlooking the yard and out towards the harbour beyond. Ceiling cornice and dado rail, 2 x recess cupboards with panelled doors and double door opening into the alleyway. The focal point within the room is a period fireplace with marble surround. Kitchen fittings include a peninsular unit with cupboards and laminate worktop, in which is inset a 1 and a half bowl stainless steel sink unit, an automatic dishwasher point, 4 ring gas hob and built in electric oven.

**Study: 13'8 x 9'7** With panelled walls including recessed storage cupboards and a tri-part sash window, facing to the yard, ceiling cornice and dado. Sealed tiled fireplace, surround to a former open fire.

## First Floor

The beautiful wide, shallow pitched staircase rises in 2 flights to the first floor landing, with part panelled walls, dado and cornices. The large bottle window running up the side of the building faces onto the landing, where wide panelled doors give access to...



**Lounge: 22'11 x 14'5** A generously proportioned principle reception room running the full width of the house with 3 sash windows with panelled shutters facing to the front elevation and a twin sash window facing over the yard and harbour to the rear. The focal point of the room is an open fireplace with cast inner and tiled/marble surround. The walls are panelled and there are 2 shallow storage cupboards recessed into the walls. Moulded cornice and dado, polished boarded floor, 2 x central heating radiators.



**Sitting Room: 15'2 x 9'9** A cosy reception room with panelled walls and an open fireplace with cast inner and moulded surround. There are 2 shelved recesses flanking the fireplace and a wide tri-part sash window faces out onto the yard. Polished boarded floor, radiator.

### Second Floor

The period staircase rises to a second floor landing from where wide period doors give access to...

**Master Bedroom Suite:** Comprising double bedroom, dressing room and en-suite bathroom.

**Bedroom: 14'5 x 13'11** A double bedroom with twin sash windows facing to the front, panelled walls with cornice and dado. A sealed, period fireplace offers a focal

point and panelled doors lead through to the dressing room and en-suite bathroom respectively. Central heating radiator, polished boarded floors.

**En-Suite Bathroom: 10'1 x 9'6** With part tiled walls and polished boarded floor, the bathroom is fitted with a white bathroom suite comprising panelled bath, with Mira shower over and folding shower screen, pedestal wash basin, bidet and low flush WC. Twin sash windows face back over the harbour and a connecting door leads through to the dressing room.

**Dressing Room: 7'5 x 4'6** With a sash window facing to the front and recessed cupboard and drawers, panelled walls and polished boarded floor.



**Bedroom 2: 15'3 x 9'11** A double bedroom with a sash window facing to the south, looking out over the harbour pool and to the north west looking across the yard and out towards the swing bridge. Part panelled walls, recessed panelled storage cupboard, sealed bedroom fireplace, central heating radiator and fitted sea grass matting.

### Third Floor

The period staircase rises to the third floor which includes the top section of the bottle window, which rises nearly the full height of the house. From here doors open to..

**Bedroom 3: 15'3 x 10'0** A double bedroom with windows facing to the side and rear, looking out over Whitby harbour, and a sealed bedroom style fireplace. Recessed cupboard, fitted carpet and radiator.

**Bedroom 4: 14'7 x 9'1** A further double bedroom with sash window facing to the front of the property, fitted carpet, central heating radiator and sealed fireplace. A recessed cupboard has been opened to provide shelving.

From the landing, a short hallway leads through to...

**Bedroom 5: 10'9 x 8'3** A single bedroom with twin sash window facing to the south looking over the harbour, fitted carpet, central heating radiator and ceiling cornice.

**House Bathroom:** With 2 sash windows facing to the front, the bathroom has a cornice and vinyl flooring. The white bathroom suite comprises a panel bath with Mira shower over and folding shower screen, low flush WC and pedestal wash basin. Central heating radiator.



### **The Roof**

The period staircase rises to a cupola with a door opening onto the flat lead roof on top of the building, from where there are tremendous views over the Whitby town centre.



### **Basement**

The staircase descends from the entrance hallway down to basement level where there is a hallway with tiled floor and an external door leading out to steps rising back into the yard. From here doors open to...

**Pottery Studio: 21'8 (to chimney breast) x 14'5** With tiled floor and 3 sash windows facing onto Grape Lane, the studio is a useful area currently used by the owners as a commercial pottery. The focal point of the room is a modern, stone fireplace in which is set a Stovax wood burning stove.

**Stores: 14'7 x 8'7 (overall)** Currently partitioned with an internal screen and door, the room provides the storage,

with a part tiled floor and, in one section of the room, a boiler cupboard is partitioned, housing the twin gas central heating boilers. Window straight onto the yard.

**Cloakroom:** with WC and wash hand basin.

**Utility Cupboard: 5'10 x 3'6** Set under the entrance steps to the main house, the utility has points for an automatic washing machine and tumble dryer.

**NB.** The basement level of the building would require significant investment to be used as a habitable space within the context of the house.

### **Outside**

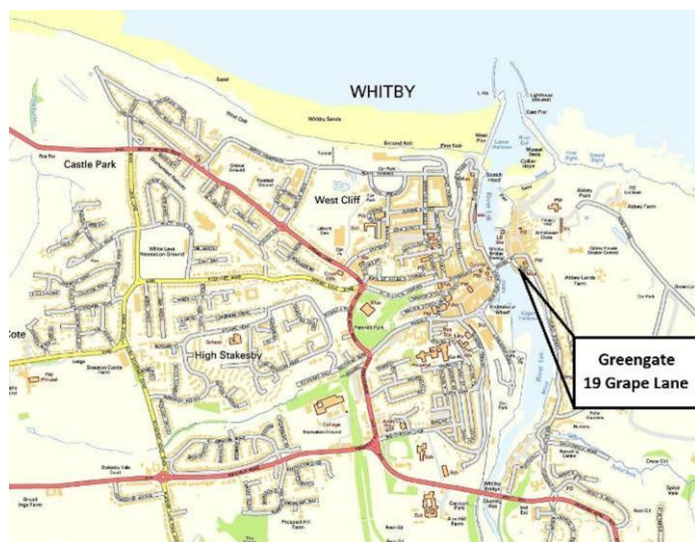
The property benefits from a private stone paved yard which opens onto the very harbour itself with a protective metal handrail, which provides space for entertaining and there are areas planted with shrubs and flowers.

### **Historical Note**

No. 19 Grape Lane is a brick built 18<sup>th</sup> Century merchant's House understood to have originally been constructed for a trader known as Jonas Brown. This was the commercial core of the old town of Whitby in the days when it was an important shipping port, with merchant's offices and houses and other facilities such as banks lying closely set around the narrow harbour, for ease of access to the trading ships. Jonas Brown was a Quaker merchant ship owner with connections to Nova Scotia, New England, the Carolinas and Barbados.

## **GENERAL REMARKS AND STIPULATIONS**

**Viewing:** By appointment with the Richardson and Smith (01947) 602298.



**Directions:** From our offices, head through the town centre crossing the swing bridge onto the east side of the river Esk in Whitby town centre. As you cross the bridge, Grape Lane lies on your right hand side and Greengate is no.19 lying on your right. See location plan.



**Services:** The property is connected to mains water, electricity and drainage. Heating is provided by two gas central heating boilers situated in a cupboard off the basement store room.

**Council Tax Banding:** 'F' £2,283 payable for 2012-13 (verbal query only)

**Planning:** The property is a Grade II\* listed building and lies within a Conservation Area. Scarborough Borough Council. Tel 01723 232323

**Post Code:** YO22 4BA

**Photograph:** Many thanks to Mike Shaw for permission to use the picture of the bottle window.

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