



Grinkle Lodge, Grinkle

RICHARDSON & SMITH

Chartered Surveyors • Estate Agents • Auctioneers • Valuers



Grinkle Lodge, Grinkle Saltburn-by-the-Sea TS13 4UD



Easington 1 mile

Whitby 13 miles

Guisborough 6 miles

(Distances are approximate)

AN IMPOSING VICTORIAN COUNTRY LODGE, SET WITHIN THE NORTH YORK MOORS NATIONAL PARK AND OCCUPYING A SUBSTANTIAL PLOT WITH DELIGHTFUL GARDENS, INCLUDING A SMALL PADDOCK, POLY-TUNNEL AND STABLES. THIS STUNNING PRIVATE HOME (WITH A SMALL HOLIDAY ANNEX) ENJOYS GLORIOUS VIEWS OVER OPEN COUNTRYSIDE AND IS WITHIN COMMUTING DISTANCE OF TEESSIDE.

Grinkle Lodge: Entrance Hallway, Dining Room, Sitting Room, Lounge, Dining Kitchen, Utility, W/C.

1st Floor: Landing, Master Bedroom with En-suite, 4 further Double Bedrooms all with En-Suites.

2nd Floor: Attic Bedroom with En-Suite

Outside: Graveled Drive and Parking, Dog Run, Extensive Gardens, Poly-Tunnel, Stables, Small Paddock, Garage

Annex: Kitchen, Bathroom, Lounge, Bedroom, Parking Space, Private Patio



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PARTICULARS OF SALE

Built in the 1870's as the home for the Farm and Estate manager of Grinkle Park, this imposing six bedroom detached lodge sits in stunning position, overlooking open countryside, within the boundaries of the NYMNP.

Situated behind secure double wooden gates and with parking for several vehicles, this impressive and substantial property has been thoughtfully renovated throughout, including full double glazing, and successfully blends Victorian splendour with modern family living. On a plot of nearly 1.5 acres, including a sweeping lawn, paddock and stables, the house will undoubtedly be of appeal.

With a successful self-contained holiday cottage incorporated, and six double bedrooms, each with an en-suite, the property could easily revert back to its former use as a country guest house.

Ground Floor

Entrance Hall

Camaro parquet flooring which continues through to dining room, lounge and study. Ceiling cornice. Ceiling rose. Staircase leading to the first floor.

Dining Room (5.61m x 4.19m)

Multi-fuel stove incorporated into original stone fireplace. Sash bay window. Original shutters & Side window. Stripped pine door and two radiators.

Lounge (5.95m x 4.81m)

Ceiling cornice. Ceiling rose. Open fire. Original marble effect fireplace. Sash bay window. Blinds. Radiator. Stripped pine door.

Study (5.37m x 4.51m)

Multi-fuel stove incorporated into stone fireplace. Sash bay window. Shutters. Radiator. Stripped pine door.

Kitchen (5.18m x 4.33m)

An attractive & comprehensive range of wall, base & drawer units with solid oak worktops & matching surrounds. Centre island with integrated units. Wine cooler & granite worktop. Belfast sink with mixer tap. Rayburn oil aga. 4-ring induction hob. Double electric oven. Feature beamed ceiling. Ceramic tiled floor with under floor heating.

Snug (7.31m x 3.72m)

Stone fireplace. Exposed beams. Ceramic tiled floor with under-floor heating. uPVC double glazed window with window seat. uPVC double glazed stable door.

Side Entrance Porch

Ceramic tiled floor with under floor heating. Access to the Utility Room.

Utility Room

Under-floor heating. Tiled floor. Plumbing for washing machine.

W/C

Under-floor heating. Low-level W/C. Window to the front aspect. Tiled floor.

First Floor

Landing

Spindle staircase. Radiator. 2x linen cupboards.

Master Bedroom (4.60m x 3.99m)

2x sash windows with roller blinds and extensive panoramic views. Fitted wardrobe.

En-Suite / Bathroom

Part-tiled. Low level W/C. Pedestal wash-hand basin. Panel bath with shower attachment. Sash window with blind. Wall mirror & light. Radiator.

Bedroom Two (3.54m x 3.44m)

Sash window. Radiator.

En-Suite

Low level W/C. Pedestal wash-hand basin. Tiled & glazed shower cubicle. Sash window. Radiator.

Bedroom Three (4.48m x 2.77m)

Original fireplace. Sash window with extensive views. Fitted wardrobes.

En-Suite

Low level W/C. Pedestal wash-hand basin. Tiled & glazed shower cubicle. Wall mirror & light. Radiator.

Bedroom Four (4.61m x 3.05m)

Fitted wardrobes. Sash window with panoramic views. Radiator.

En-Suite

Low level W/C. Pedestal wash-hand basin. Panel bath with shower attachment. Wall mirror & light. Radiator. Extractor fan.

Bedroom Five (3.75m x 3.54m)

Extra deep recess. Original fireplace. Sash window with roller blind. Radiator.

En-Suite

Low level W/C. Pedestal wash-hand basin, shower cubicle. Extractor fan. Radiator.

Second Floor

Landing

Spindle staircase. Velux window.

Bedroom Six (4.51m x 3.66m)

2x double fitted wardrobes. Velux topped sash window with blinds and extensive sea & country views. 2x radiators.

Tiled En-Suite

Low level W/C. Wash-hand basin with mixer tap. Double tiled & glazed shower cubicle. Rain shower. Ceramic tiled floor with under-floor heating and heated radiator.

Externally

Front Elevation

Lawn. Mature trees. Variety of shrubs.

Rear Elevation

Large side patio with views over the countryside. Paddock. Pond. Mature trees. Poly-tunnel. Tack shed with power & light within a newly fenced dog run.

Driveway

Double gates from the front elevation leading to a large gravel drive with parking available to the front & side aspects for several cars.

Tiled Room

Formerly the garage which is integral to the property and is currently attached to the dog run (not included in the sale) with a further door into the house.

Annex - Woodside Cottage

An integral holiday cottage which sleeps two, and currently acting as a successful holiday let.

Hall (2.21m x 1.93m)

Storage cupboard. Access to the Kitchen, Bathroom & Living Room.

Living Room (4.44m x 3.73m)

Log-burning stove. Radiator. 2x double glazed windows to the rear aspect. UPVC double glazed French doors leading to the private patio area & hot-tub. Stairs leading to the bedroom.

Bathroom (1.97m x 1.66m) Low-level W/C & hand basin within the vanity unit. Panel Jacuzzi bath with shower above. Part-tiled walls. Heated towel rail.

Kitchen (3.31m x 2.27m)

A range of wall & base units. Laminate worktops incorporating stainless steel sink with mixer tap. Integrated electric oven & hob. Extractor hood. Tiled splash-backs. UPVC double glazed window to the rear aspect. Breakfast bar. Storage cupboard housing recently fitted (2019) boiler.

First Floor

Bedroom One (3.69m x 3.51m)

Velux window to the side aspect showcasing stunning sea & country views. Window to the rear aspect. Radiator.

External

Side Elevation

A private patio area with hot-tub. Outside the Annex there is an outside Sauna, this could be available to the new purchaser under separate negotiation.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings are strictly by appointment through the sole selling agents. All interested parties should discuss this property and in particular any specific issues that may affect their interest with the agent's office prior to travelling or making an appointment to view.

Planning: The property falls within the administrative area of the North York Moors National Park Tel: 01439 770657.

Directions: From Whitby head towards Guisborough on the A171, turning right onto Grinkle Lane, where sign posted for Easington, just after Scaling Dam reservoir. From this junction follow the road along and proceed to the entrance to Grinkle Park Hotel. Just past this, take the first turning right (marked The Arches) onto a track which leads down to Grinkle Lodge, the first property you come to. See also location plan.

Tenure: We understand that the property is freehold .

Services: It is understood that the property is connected to mains water and electricity. Drainage is to a septic tank.

Council Tax: The house is band 'G' North Yorkshire Council. Tel: 01723 232323.

Post Code: TS13 4UD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.





