



Handale Abbey Farmhouse, Grinkle

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Handale Abbey Farmhouse Grinkle, Easington, Cleveland. TS13 4UF

Easington 3 miles

Loftus 3½ miles

Whitby 15 miles

Guisborough 12 miles

Middlesborough / Teesside 21 miles

(Distances are approximate)



AN HISTORIC AND ATTRACTIVE, 6 BEDROOM, PERIOD FARMHOUSE, SET ON THE SITE OF AN OLD CISTERCIAN PRIORY. SIGNIFICANTLY IMPROVED AND MODERNIZED BY THE CURRENT OWNERS, THIS GRADE II LISTED HOUSE PROVIDES PLENTY OF ACCOMMODATION WITH PERIOD DETAILS RETAINED WHERE POSSIBLE. THE HOUSE IS SET IN OVER 5 ACRES OF GROUNDS INCLUDING PADDOCKS, WOODLAND AND A POND, AND ALSO ENJOYS A LARGE COACH HOUSE OUTBUILDING FOR ADDITIONAL AMENITY. LYING ON THE EDGE OF THE NATIONAL PARK, THIS IS A PROPERTY WITH PLENTY TO OFFER.

Farmhouse: Entrance Hallway, Lounge, Sitting Room, Dining Room, Farmhouse Kitchen, Utility, Store, WC. Rear Lobby, Boot Room, Store & Wine Store.

Ground Floor Annex: Hallway, Living Room, Bedroom and Shower Room.

1st Floor: Galleried Landing, 5 Double Bedrooms, House Bathroom and Separate Shower Room. 2 Large Attic Rooms.

Coach House Outbuilding including Stables, Stores and Lofts. Walled Garden, Paddocks, Small Wood and Pond.

In all extending to approx. 5.62 acres (2.27 Ha)



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PARTICULARS OF SALE

This well-proportioned farmhouse has enjoyed some significant upgrading to offer spacious, comfortable and stylish accommodation. The house dates from the mid 18th Century and is grade II listed being constructed of local sandstone with a clay tiled roof.

Internally the property retains a number of interesting period features such as panelled doors, shuttered sash windows and although some improvements have been made there is still a lot of opportunity for a new owner to do more.

From the driveway a six panel entrance door opens into a part panelled entrance hall with blockwood polished floor and a turned period staircase rising to the first floor. Doors at the rear open to the boot room and 2 useful stores including an above ground 'cellar' with wine storage bins. Doors open to ...

Lounge: A generously proportioned room with a carved stone fireplace for a multifuel stove, full height panelled sash windows to front with folding shutters and a smaller window to the side.

Sitting Room: Another good sized reception room with a full height sash window with shutters facing to the front. Picture rail and arched recess to the rear. Brick fireplace with stone hearth and cast iron multi-fuel stove. Back to back doors open through into...

Dining Room: With picture rail and dado, this room has a tripartite sash window to the front in a panelled surround and a modern tiled fireplace with an inset multifuel stove. Connecting door to ...

Farmhouse Kitchen: Although a slightly irregular shape, the farmhouse kitchen comfortably houses the Aga in a wide stone inglenook, and leaves room for a table and chairs. Fitted with a simple suite of traditional cabinets including the usual integrated appliances. A window faces to the rear onto the gardens.

A door opens onto the servants' staircase up to the first floor and a further door opens to the rear lobby with a 6 panel external door opening to the garden. Off this lobby a door also opens to the boot room which connects back to the main hallway and offers room to store many coats, boots, etc. All having blockwood parquet flooring to match that in the main hallway.

From the kitchen a door opens to a storage hallway with window to the front and a separate walk-in store on the end. An archway with a couple steps leads on to the Utility Room with a partitioned WC and plumbing for the washer and dryer as well as a connecting door to the Rear Hall which links onto the ground floor annex.

Developed by the current owners from a range of stores and outbuildings, the annex comprises a split-level, open-plan living room with some simple kitchenette facilities on the lower level, a bright double bedroom facing to the front and a stylish shower room. There

are external doors to the front and rear as well as the shared rear hallway access from the house.

1st Floor

The principal staircase has part panelled walls and leads to a half landing at the rear with a tripartite sash window and has a recessed storage cupboard, before rising up to a galleried landing with a sash window to the rear, a corridor off and a panelled door onto the back stairs down to the kitchen, as well as a further staircase up to the attics. 6 panel style doors open to the bedrooms, bathroom and shower room.

The three principal bedrooms lie across the front of the house and are each large double rooms with panelled sash windows. There are 2 smaller double bedrooms with views to the rear looking over the rear gardens and paddocks.

The house bathroom is the size of a double bedroom and has a modern white suite including an oversized shower cubicle, wash basin set in vanity and WC with concealed cistern plus a separate double ended bath. In addition there is a separate shower room with a WC, wash basin and quadrant shower cubicle.

Attics

A door on the first floor landing opens onto a staircase which leads up directly into an attic room with a boarded floor, exposed roof beams and a window in the gable. A connecting door leads to a second similar room. Between them these attics cover the majority of the house.

Outside

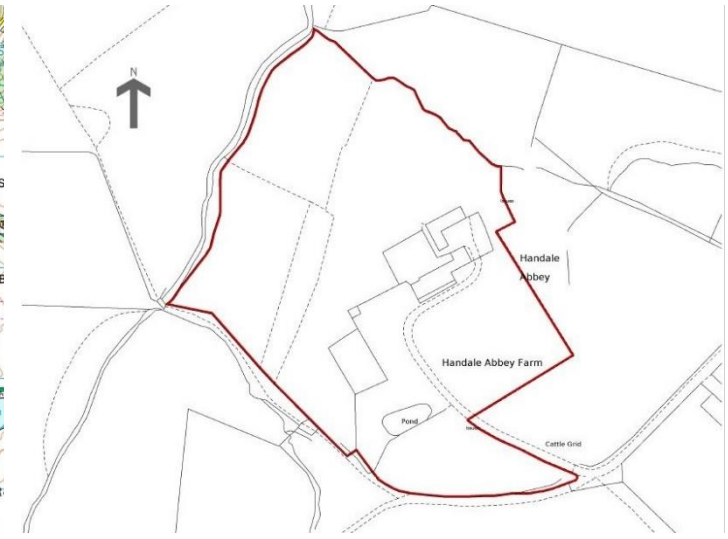
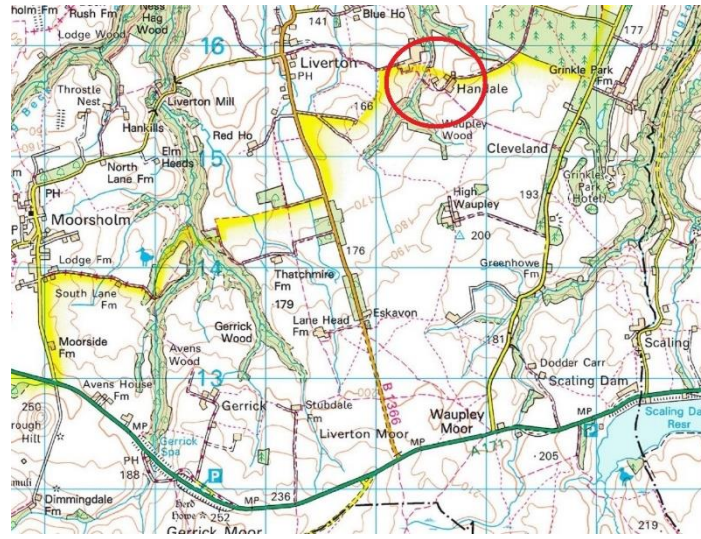
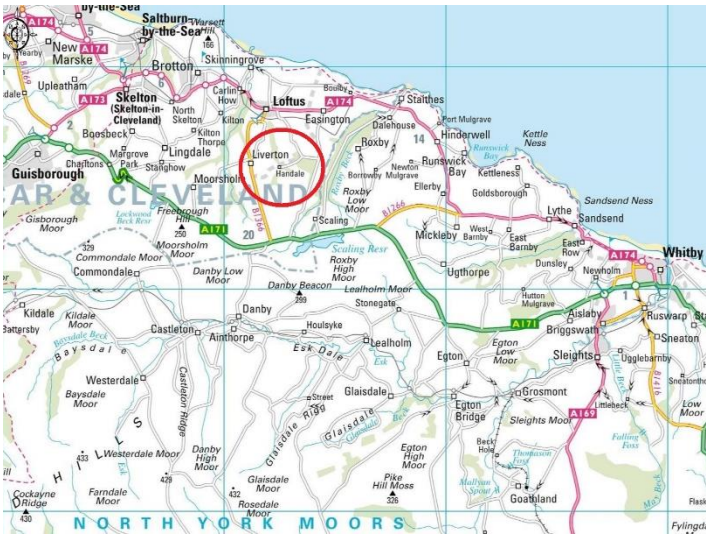
The gardens lie to the rear of the house and are mainly lawn, bounded by the house and coach house, backing onto the rear paddock. At the front the property has a shallow forecourt area with further lawn at the side where a number of historic stone features are placed, including a cross base and stone tomb lid.

To the west of the drive is an area of woodland with a pond and a walled garden with wrought iron decorative gates.

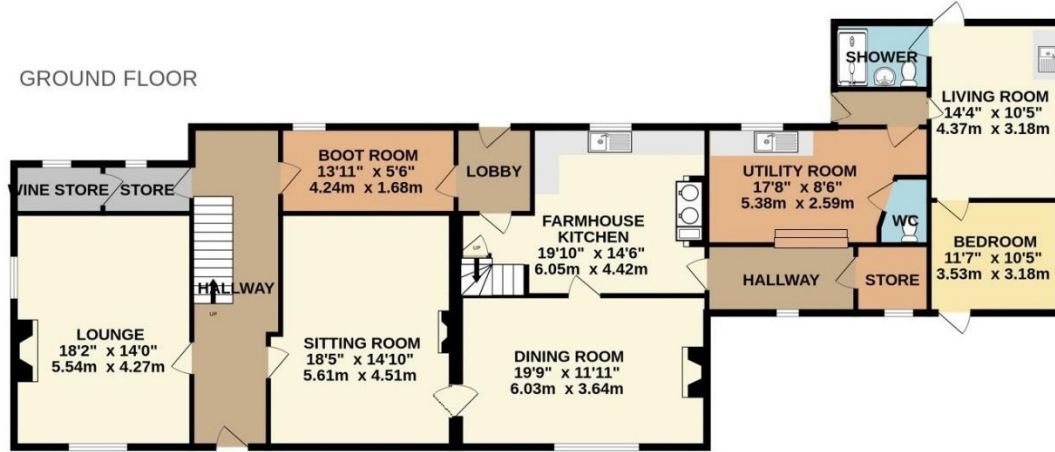
The Coach House Buildings

Approx: 59' x 20' plus 25' x 18' A 2 story L-shaped range of traditional coach house buildings lying immediately to the rear of the farmhouse built of stone under pan-tiled roofs (re-laid by the current owners). These provided garaging and byres with lofts over.

The current owners use the garages as stables and wood/mower storage. These buildings offer potential for refurbishment and development subject to the usual consents being obtained and the property's restrictive covenant.



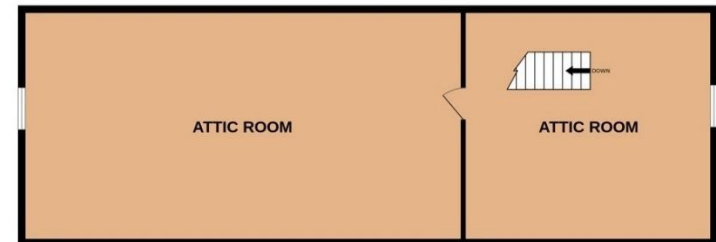
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023



