



RICHARDSON & SMITH

Chartered Surveyors

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THE MANSE, 1 BRIDGE GREEN, DANBY

Danby Village

Guisborough 11 miles

Whitby 16 miles

Teesside 20 miles

(Distances are approximate)



A 4-5 BEDROOM, SEMI-DETACHED TRADITIONAL STONE HOUSE, SET IN THIS MID ESK VALLEY VILLAGE, IN THE HEART OF THE NORTH YORK MOORS NATIONAL PARK.

THE MANSE HOUSE WAS BUILT AND USED AS THE ACCOMMODATION FOR THE METHODIST MINISTER OF THE VILLAGE, BUT IS NOW AVAILABLE FOR SALE.

Accommodation:

Entrance Lobby & Hallway, Lounge, Study, Breakfast Kitchen, Dining Room, Rear Porch, WC Cloakroom.

1st Floor: Landing, 4 Double Bedrooms, Single Bedroom, House Bathroom. Loft.

Enclosed Garden. Garage. Coal House.

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

PARTICULARS OF SALE

Lying overlooking Bridge Green in the heart of this Esk Valley village, The Manse adjoins the village's Methodist Church and Sunday school and was formerly the accommodation of the minister. It makes a wonderful family home as you will see from the illustrative floor plans provided.

Danby, along with the adjacent village of Ainthorpe, lie within relatively easy reach of Guisborough and Teesside and enjoys a number of amenities including pubs, primary school, café, doctors surgery, railway station, etc. The National Park moors centre lies just outside the village and there is plenty of access to walking, cycling, etc.

From the forecourt garden, set behind a low stone wall with iron railings, a part glazed hardwood entrance door opens into a lobby with a half-glazed inner door opening into the hallway. The hallway has a staircase rising from the rear of the building back towards the first floor and a useful store cupboard beneath.

From the hall doors open to all the principal rooms and at the end of the hallway a half-glazed door opens into a rear porch extension with a uPVC half-glazed door into the rear garden and a further door opening to a ground floor cloakroom



The breakfast kitchen faces to the rear and has an extensive arrangement of modern units under laminate worktops with spaces for appliances and room for a table and chairs. The room also houses the gas central heating boiler.

Across the hall, also facing the rear is a formal dining room with 2 deep recessed storage cupboards.



The lounge faces onto the green and has moulded cornice, picture rail and ceiling rose, but the focal point is a stone fireplace with an inset Arrow multifuel stove.



First Floor

The stair rises to a galleried landing with hatch offering access up to an insulated loft with electric lighting. Doors open to



Across the hallway lies a study, also with a window overlooking the front, with book shelving and an open fireplace with a polished granite hearth, cast iron inner and pine mantel.



The house has plenty of bedrooms with 2 double rooms and a single facing over the front of the property; and 2 further doubles lying to the rear, one of which has a built in wardrobe and the other houses the airing cupboard.



The bathroom also lies to the rear of the building and has been expanded to provide space for a white suite including a panel bath and separate shower cubicle as well as a WC and basin.

Outside

To the front, the property has a narrow forecourt garden bounded by a low stone wall with iron railings and gate. The house has a larger garden to the side and rear bounded by a stone boundary wall for privacy. This garden is mainly laid to lawn with a number of trees, shrubs and bushes.



There is a stone/brick garage to the side with electric connected and a separate stone coal house and timber garden shed.



GENERAL REMARKS AND STIPULATIONS

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



Directions: Danby lies in the mid Esk Valley and is well signed from the A171 moor road between Guisborough and Whitby in the North York Moors National Park. Bridge Green lies in the middle of the village and The Manse sits next to the Methodist Chapel facing onto the Green. See also location and boundary plans.

Services: The property is connected to mains water, electric and sewerage. Heating and hot water are provided from a gas boiler that runs from a bulk LPG tank in the rear garden.

The house has improved electrics and modern plumbing including gas central heating. The property is also double-glazed throughout.

Council Tax: The property is band 'E', meaning approx. £2,662 is payable for 2023/4. North Yorkshire Council. Tel: 01723 232323.

Tenure: Freehold

Post Code: YO21 2JQ

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		34 F
1-20	G		



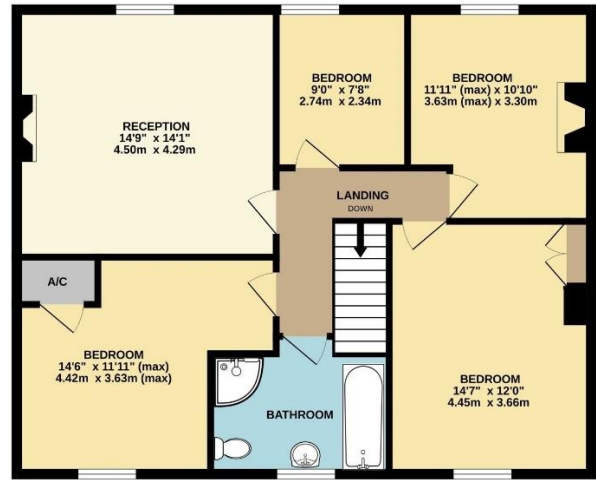
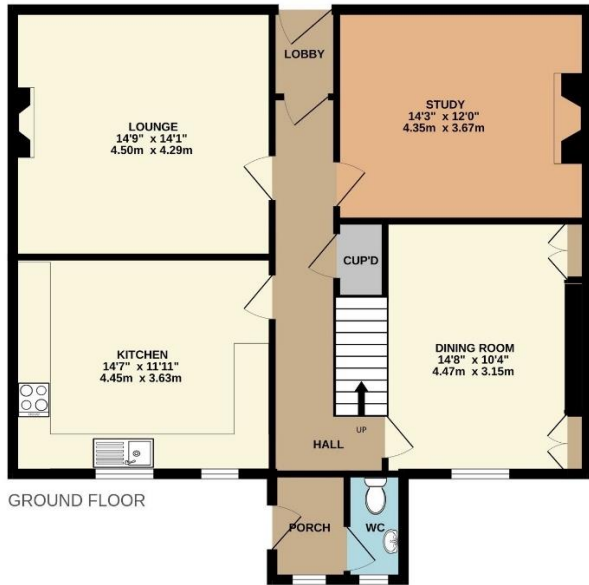
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TOTAL FLOOR AREA : 1740 sq.ft. (161.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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