



VALLEY VIEW, UNDERHILL, GLAISDALE

Whitby 10 miles

Guisborough 18 miles

(Distances are approximate)



A SPACIOUS, MODERN, 4 BEDROOM VILLAGE HOUSE WITH A 1 BEDROOM APARTMENT ON A LOWER GROUND FLOOR LEVEL. SITUATED IN AN ELEVATED POSITION WITH PANORAMIC VIEWS ACROSS THE VALLEY AND DALE, THIS BEAUTIFULLY PRESENTED HOUSE OFFERS TRADITIONAL DESIGN AND MODERN EFFICIENCY.

Entrance Hall, Lounge, Dining Room, Dining Kitchen, WC Cloakroom.

1st Floor: 2x Double Bedrooms with En-suites, 2 further Double Bedrooms, House Bathroom.

Lower Ground Floor: Hallway, Living Room, Kitchen, Double Bedroom and Bathroom. Garage/Workshop.

Balcony, Patio, Gardens with Kennel & Run. Private off-Street Parking for Multiple Vehicles.

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

Valley View is a modern village house, built in 2004 for the current owner to his own design.



The building offers a spacious 4 bedroom house on the ground and first floor, whilst the lower ground floor offers a self-contained 1 bedroom apartment plus a spacious garage workshop.



The property is situated in an elevated position on a corner plot and therefore commands panoramic views over the surrounding National Park countryside over the Esk Valley and up towards the moors.



Glaisdale is a popular village in the middle of the North York Moors National Park, just a short drive away from Whitby, yet still comfortably accessible for commuting to Teesside. The village has a post office, butcher's shop, pub, church and school. There is even a railway station lying on the Whitby-Middlesborough line.



The house has a generously proportioned floorplan with a separate formal dining room and a large lounge with a log burning stove and glazed double doors opening out onto an elevated balcony with splendid views. These are both in addition to a spacious L-shaped dining kitchen fitted with an extensive range of units with integrated appliances.



The first floor offers a master bedroom with an en-suite bathroom including both a bath and separate shower. The bedroom has built-in wardrobes and the best views in the house. There is also a guest double bedroom with en-suite shower room, a house bathroom which also has separate bath and shower and 2 further double bedrooms, one of which the owner uses as a home office.



A gate leads down the side of the building, where the screened bulk oil storage tank stands, and then opens onto a stone paved patio area across the rear with glazed double doors opening from both the kitchen and living room of the lower ground floor apartment.

The lower ground floor of the building has a separate access from the driveway to the garage workshop. The door opens into a hallway with panelled doors to the bathroom, double bedroom and into an open plan living room with glazed double doors to the patio and a connecting door to the breakfast kitchen which also has glazed double doors to the patio. A connecting door opens back to the garage workshop.



The gardens lie to the south and east of the house and includes a lawn with steps and terracing planted with flowers and shrubs down to a lower garden area planted with fruit trees and offering space for a kennel and dog run.



Outside

At the front of the building, the property has two driveway areas providing off-street parking for multiple vehicles with stone paved surfaces, one level with the front door and one giving access to the integral garage on the lower ground floor level.

Off the living room glazed double doors open onto a balcony at first floor level with wooden decking, offering fabulous views across the dale with a glazed balcony rail.





GENERAL REMARKS & 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: Glaisdale lies in the mid Esk Valley about 10 miles west of Whitby and is well signed from the moor road connecting Whitby and Guisborough (A171). If you go through Egton and follow the road to Glaisdale, pass the railway station and then turn right opposite the village pub and follow the road up towards the upper village. As you rise up the hill you will find Valley View on your left hand side. See also location plans.



Services: The property is understood to be connected to metered mains water and electricity and mains sewerage. The central heating system in the property is oil with a modern bulk storage tank on land at the side of the property.

Planning / Local Authority: The property falls within the jurisdiction of North York Moors National Park. Tel: 01439 770657.

Council Tax Banding: Band 'F'. Approx. £3,146 payable for 2022/23.

Permanent Residency Occupancy Restriction: On 6th April 2023 a planning decision by the National Park varied the occupancy restriction so that the property shall only be used as a principal residential dwelling. The property shall be the only or principal home of the main occupant and it shall be occupied by the main occupant for at least 80% of the calendar year in the event that the main occupant occupies more than one property. The property shall not be occupied by the main occupant as a second home. Full details of these restrictions are available on request.

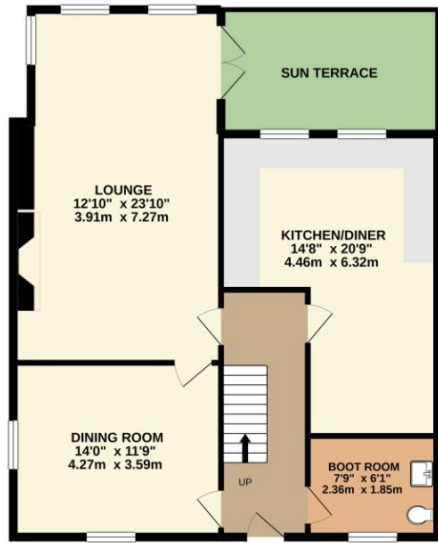
Post Code: YO21 2PF

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

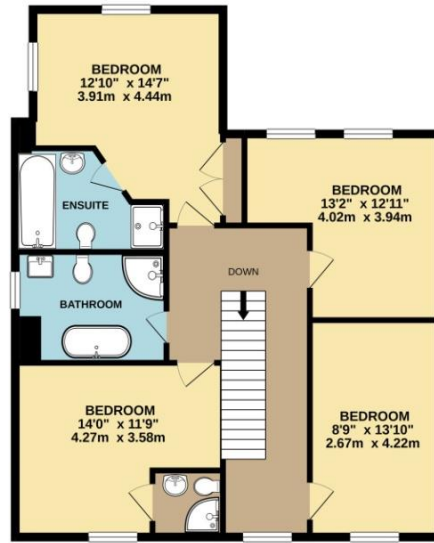
IMPORTANT NOTICE

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.

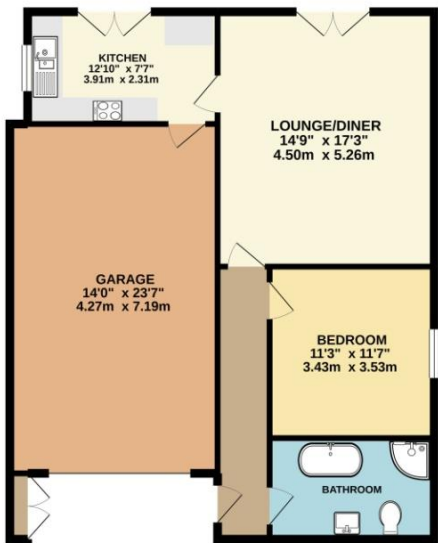




GROUND FLOOR



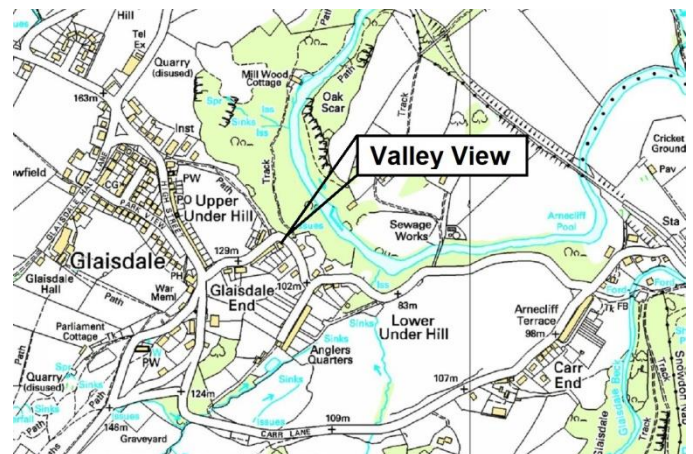
1ST FLOOR



LOWER GROUND FLOOR

Valley View Underhill Glaisdale

TOTAL FLOOR AREA : 2708 sq.ft. (251.6 sq.m.) approx.





RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

