



RICHARDSON & SMITH

Chartered Surveyors

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“RAW PASTURES” FLATTS FARM, NEWGARDENS, WHITBY

Whitby Town Centre 1 mile

Robin Hoods Bay 6 miles



A BEAUTIFUL CONVERSION OF A TRADITIONAL FARMHOUSE ON THE OUTSKIRTS OF WHITBY INTO A SPACIOUS 4 BEDROOM HOME. CURRENTLY A SUCCESSFUL HOLIDAY LET, THE HOUSE COULD EQUALLY BE A FANTASTIC HOME WITH EN-SUITES TO ALL BEDROOMS, SPACIOUS LIVING ACCOMMODATION, OUTSIDE SPACE, AMPLE PARKING AND VIEWS TO BOTH FRONT AND REAR.

Accommodation:

Entrance Lobby, Lounge Diner, Kitchen, Stairs, Double Bedroom with En-Suite Shower Room.

1st Floor: Landing, Double Bedroom with En-Suite Bathroom,

Two Double Bedrooms with En-Suite Shower Rooms

2nd Floor: Playroom/Office

Outside: Paved Seating Area, Parking for 2 Vehicles, Stone Garage.

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PARTICULARS OF SALE

Only a mile from the centre on the eastern edge of the town Raw Pastures sits in a semi-rural setting, being a lovely conversion of a former farmhouse, being one of a number of conversions of former farm buildings and detached residences that make up New Gardens.

Converted in 2015 to become spacious holiday accommodation, the house could be equally adept as a large family home, with good quality fixtures and fittings throughout and a ground floor bedroom for those with mobility issues. A playroom on the 2nd floor is great for children with a large south facing terrace to the front of the house to enjoy the sun and parking for 2 vehicles offer all that you should require outside. Heated by a modern efficient air source heat pump and with double glazing throughout this is a conversion for the modern age.

As mentioned Whitby town centre is only a mile away with all its amenities including pubs/restaurants, shops, schools and its links to further afield, all reachable by car or walking along quieter lanes and streets.

Entrance Hallway: With panelled doors off to ...



Ground Floor Bedroom: A double room with en-suite shower room off.

Lounge Diner: With down-lit ceiling, former fireplace, French doors to front terrace, under-stairs storage cupboard, and open archway to the kitchen. A further door gives access to the staircase to the first floor.



Kitchen: Having a range of modern units with a full range of integral appliances, including over, microwave, ceramic hob with extractor over, dishwasher, automatic washing machine and fridge freezer. There is an inset porcelain sink unit, tiled splash-backs to the laminated working surfaces and down lighting from the ceiling. There is a large storage cupboard to the side within which is the manifold for the underfloor heating and tank for the hot water.. Rear door to the terrace.



First Floor

The staircase rises from the lounge diner up to a landing with panel doors to all bedrooms. A steep staircase gives access to the second floor.

Master Bedroom: with feature fireplace, stripped and polished floor, French doors opening onto a Juliette balcony and affording views to the rear over the terrace and the countryside beyond.



A door opens off the bedroom to the en-suite bathroom, which comprises white panel bath with matching hand basin and w.c

Bedroom: A double room with views over the terrace and en-suite shower room off.

Bedroom: Again, a double bedroom with window overlooking the terrace and en-suite shower room off.

Second Floor

Playroom/Office: With Velux windows, TV point and radiator



Outside

The property is approached from off the common lane with an archway to the side allowing access to the rear where there is parking for 2 cars, a small stone garage and south facing paved terrace seating area.



It should be noted that there is access to a neighbouring field to the rear off the property and this access should be maintained at all times.



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.

Services: The property is understood to be connected to mains electricity and septic tank. Heating and hot water are provided by an air source heat pump situated in the parking area.

Directions: From the town centre, cross the swing bridge onto Church Street, following the road along the river before turning left up Green Lane (opposite Parkol Marine). Towards the top the hill turn right onto Sparrman Gardens before immediately turning right again down a private lane which will take you to New Gardens. The property is to the far end on the right.



Tenure: Freehold.

Council Tax Banding: Band 'E' Approx £2,662 payable for 2023/4. North Yorkshire Council. Tel 01723 232323.

Post Code: YO22 4JP

Please note the property is currently holiday letting accommodation and will be sold with furniture, fixtures and fittings.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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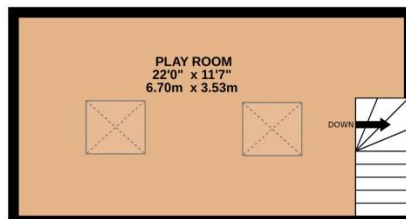


GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.

2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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