



‘HOPE COTTAGE’ HOULSYKE, WHITBY

Whitby 12 miles

Guisborough 13 miles

York 45 miles



A CHARMING 4 BEDROOM STONE COTTAGE THAT HAS BEEN EXTENDED TO THE SIDE AND NOW OFFERS SPACIOUS ACCOMMODATION WHILST RETAINING THE COSY CHARM ONE WOULD EXPECT. THERE ARE LOVELY ENCLOSED GARDENS TO THE REAR AND A LARGE BARN WITH THE POSSIBILITY TO CONVERT.

IT HAS 3 ACRE PADDOCK AVAILABLE BY SEPARATE NEGOTIATION.

Accommodation

Ground Floor: Entrance Vestibule, Living Room, Dining Room, Kitchen, Drawing Room.
1st Floor: Master Bedroom with Dressing Area and En-Suite; Double Bedroom, House Bathroom, Double Bedroom, Separate Guest Bedroom. Integral Garage; Gardens to Rear; Large Stone Barn
Lot 2: 3.2 Acre Paddock on the edge of the village

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PARTICULARS OF SALE

Set back off the road in the Esk Valley hamlet of Houlsyke, Hope Cottage is a delightful stone property that has been extended to create a deceptively large home whilst retaining the cosiness of the original cottage.

The cottage has retained many features including open beam ceilings and an open fire whilst having modern double glazed sash windows and modern heating. There are lovely secluded gardens to the rear and a large barn on the roadside which has the size and potential to be converted to into a second cottage, home office or annex if so desired (subject to the necessary planning permissions).

The position is convenient for Whitby and Guisborough, the moors and the coast. The main road makes easy commuting to Teesside. There are trains between Whitby and Teesside daily.

With the small paddock available this is really is an exceptional property worthy of inspection.

Entrance Porch – To the front of the cottage, with tiled flooring and stable door leading through to the dining kitchen.

Kitchen: Comprising an extensive range of shaker style units, Belfast sink set within work surfaces, wall and base units incorporating drawer compartments, attractive chimney breast with wood mantle and tiled inset, extractor canopy over space for Aga/Range cooker and under-stairs pantry.

There is quarry tiling to the floor, plumbing for automatic washing machine and open beams to the ceiling. A latched door gives access to the stair case to the....



Guest Bedroom: On the first floor and having a double glazed window to the front with superb views and further window overlooking the garden. Fitted wardrobes and drawers, central heating radiator, built in airing cupboard housing hot water cylinder, wash hand basin set within rolled edge

Dining Room: With exposed timbers, wooden flooring, central heating radiator, door to rear garden, double glazed window.



Sitting Room: With feature fireplace having wooden surround, open dog grate, copper canopy, tiled inset, wooden flooring, central heating radiator, exposed timbers and double glazed window to the front. There is an internal window looking into the entrance hall, and latch door leading to staircase.



Front Entrance Hall – Allows access to



Drawing Room: An attractive and spacious room with wooden flooring, stone fireplace and exposed stone wall, exposed timbers, multi fuel stove, three central heating radiators, two wall mounted electric heaters, five double glazed windows and door to rear garden.



Bedroom 2: Two double glazed windows with stunning views, central heating radiator and wall mounted electric heater.

Staircase from the Sitting Room - Which leads to galleried landing and ... **Master Bedroom** - With built in wardrobes, wooden flooring, five double glazed windows, two central heating radiators, fireplace with wooden surround, open grate and decorative tiled back and hearth. **Dressing Room:** With wooden flooring, double glazed Velux window, built in wardrobes and dressing table with door to:



Bedroom 3: With double glazed window with superb views over countryside to the front.

Bathroom: Comprising panelled bath with shower unit, pedestal wash hand basin, low flush WC., central heating radiator, wall tiling and double-glazed window with superb views.



Outside

From the access road a stone pathway leads to lawned area beyond picket fence and gateway with doorway into the entrance hall. To the side a driveway leads to...

En-Suite Shower Room - With double shower cubicle and shower unit, pedestal wash hand basin, low flush WC, chrome heated towel rail, central heating radiator, tiled walls and floor, spot lighting to the ceiling,



Garage: With electric roller door, light and power connected.



Stone Outbuildings - The stone outbuildings which lie adjacent to the road running through Houslyke offer the potential for conversion subject to any necessary planning consents which will be required. There is light and power connected.

Main Barn 17'3 x 12'6
Small Barn 12'6 x 7'6

Large Store 14'4 x 12'6
Store 11'9 x 10'6



Between the barn and the cottage there is an attractive rear garden with paved patio area, pathways, rockeries, raised flower / shrubbery beds, mature planting, laid lawn and fruit trees.

There is a small culverted stream which runs under the barn and garage opening in the garden which provides an idyllic feel to this delightful enclosed garden which is sheltered from the wind.

LOT 2

Situated on the outskirts of the village on the road to Lealholm, this small paddock is approximately 3.2 acres (1.29 hectares) and is currently used as grazing land with water supplied. This is available by separate negotiation but will only be available once Hope Cottage has been agreed.

Lot 2 Guide Price £40,000



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

GENERAL REMARKS AND STIPULATIONS

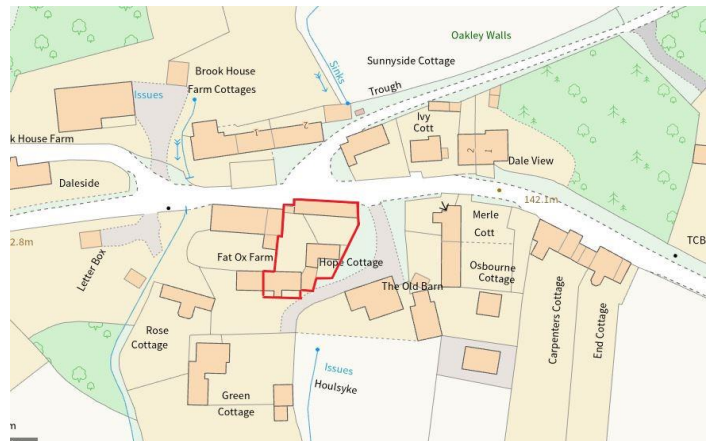
Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Planning Permission: The property falls within the conservation area of the North York Moors National Park for planning. Telephone: 01439 770657.



Directions: From the A171 linking Whitby to Guisborough & Teesside, turn south into Lealholm village, where signed. Drive through the village past the village school and then turn right signposted Danby. Continue along the lane eventually reaching Houslyke. Continue to centre of the hamlet, before turning left down an unmade track which serves a small number of properties Hope Cottage being on the right. See also location and boundary plans provided.

N.B. Access to the property is via a right of way over the driveway which leads to other properties also.



Services: The property is understood to be connected to mains water and electricity. Heating - oil, electric and solid fuel. The solar panels are owned by the Vendor. Septic tank drainage.

Council Tax: Band 'F' approx. £3,298 payable for 2024/5. North Yorkshire Council. Tel 01723 232323

Post Code: YO21 2LH

Tenure: Freehold





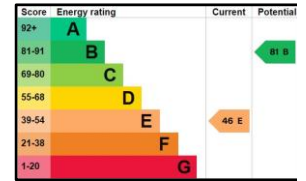
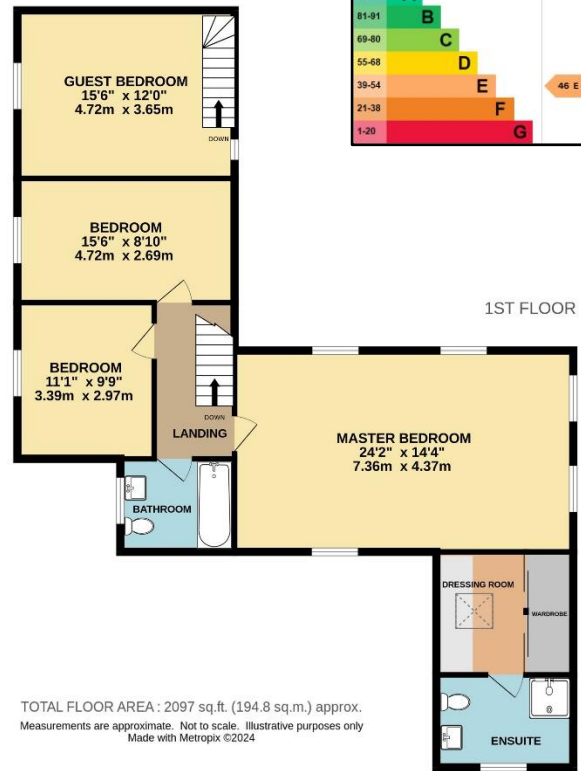
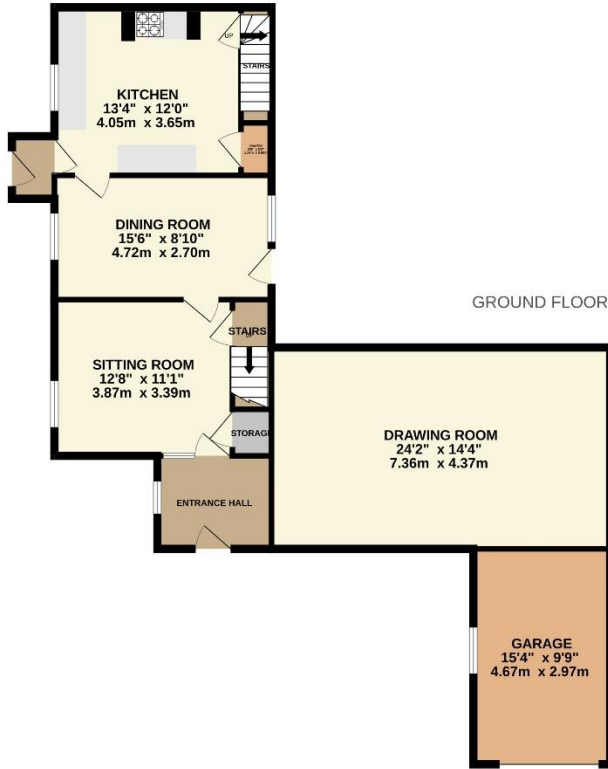
RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents



TOTAL FLOOR AREA : 2097 sq.ft. (194.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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