



RICHARDSON & SMITH

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‘HORNBY HOUSE’ 5 LODGE LANE, DANBY, WHITBY

Whitby 16 miles

Guisborough 11 miles

York 43 miles



STANDING IN AN ELEVATED POSITION OVERLOOKING DANBY DALE, THIS SPACIOUS 5 BEDROOM HOUSE OFFERS THE POTENTIAL TO BE A STUNNING FAMILY HOME. ALTHOUGH IN NEED OF SOME MODERNISATION, WITH ACCOMMODATION OVER 3 FLOORS, GENEROUS GARDENS AND STUNNING VIEWS OVER THE DALE THIS IS A PROPERTY FOR SERIOUS CONSIDERATION

Accommodation

Porch, Dining Room, Kitchen, Living Room with Study, Utility, WC, Laundry, Shower Room, Sun Room
1st Floor: 3 Double Bedrooms, En-Suite & Bathroom. 2nd Floor: Double Bedroom, Twin Bedroom.
Outside: Gardens to Front & Rear; Stone Barn.

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PARTICULARS OF SALE

Set back off the road on the edge of Danby village, Hornby House stands elevated above Danby Dale and enjoys beautiful views to the south. Originally a school run by Jonathan Hornby, the house long ago became a home and offers spacious well-proportioned accommodation over 3 floors. This semi-detached home has been extended to the side further adding to the living space and although in need of some modernisation has the benefit of uPVC double glazing throughout and oil central heating and solar panels.

The position is convenient for Whitby, Guisborough, the moors and the coast, whilst its proximity to the main road makes commuting back to Teesside no great strain if required

Entrance Porch – To the front of the house and is of uPVC double glazed construction over stone and having wooden door leading through to the dining room.

Dining Room: With parquet flooring, central heating radiator, serving hatch to the kitchen and window overlooking the front garden and the dale. There are fitted cupboards to the alcoves of the former fire place. An open arch leads into the.



Inner Hall: With under-stairs cupboard, wide staircase to the first floor and panel doors to.....

Kitchen: Having a range of basic units with matching wall cupboards, tiled splash backs and laminated working surfaces. There is space for fridge, electric oven (with extractor over) and plumbing for an automatic dishwasher. Large picture window to the rear and door to the.....



Utility: With stable door to the rear garden, WC, Belfast sink and plumbing for an automatic washing machine. The oil fired central heating boiler is situated here. Doors to....

Laundry Room: With window to rear and Velux rooflight. Door leads on to a **Shower Room:** Having a white suite comprising WC, hand basin and corner shower with electric fitting. Chrome heated towel rail and tiled floor with electric underfloor heating.



Side Porch: With door onto the terrace and connecting door to a **Sun Room:** With uPVC double glazing to the front and affording wide ranging views over the dale.



Lounge: Having focal fireplace, bow window over-looking the front garden and open arch in to the study area which has parquet flooring, fireplace and window to the rear.



First Floor

From the inner lobby a wide staircase goes up to a half landing and then up to the first floor.

Rear Bedroom: Currently used as an office with a window overlooking the barn and rear garden.

Bedroom: To the front, with large windows enjoying views over the dale and fitted wardrobes to the side.



Master Bedroom: Again with window to the front and door to the...



En-Suite Shower Room: With shower cubicle, pedestal wash hand basin, low flush WC. and central heating radiator.

Bathroom: Comprising panelled bath, pedestal wash hand basin, low flush WC, chrome heated towel rail and airing cupboard



Second Floor

Off the half landing is a second staircase to the second floor.

Twin Bedroom: Dormer window with view to the rear and central heating radiator.



Double Bedroom: Again with dormer window to the rear, radiator and under-eaves storage.



Outside

From the lane a tarmac drive with cattle grid gives access to the parking area where there is space for a number of vehicles. Stone steps lead to both porch and side doors with a paved seating area positioned to enjoy the beautiful views across the dale. The rest of the front garden is largely laid to lawn with flower borders and mature shrubs and trees within.



To the rear there is a small lawned area immediately to the rear of the property which leads around to the ..



Stone Barn: A very useful storage area, with double doors and lights and power connected. There is a small side store and the oil tank serving the house is situated to the rear.



The garden continues around to the rear of the barn, up a gentle slope to the rear. The remaining garden extends up the dale side and is largely set to grass with raise beds and fruit trees planted strategically. There is a seating area at the top which again makes the most of the wonderful views across the valley



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 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.

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, passing Scaling Dam, before turning south into Danby village, where signed. Drive through the village, past the pub, immediately turning left signposted Lealholm. Hornby House is situated on the left beyond the top of the hill, on the outskirts of the village. See also location and boundary plans provided.



What3words: [saga.scoping.atomic](https://www.what3words.com/saga.scoping.atomic)

Services: The property is understood to be connected to mains water, sewerage and electricity. Oil central heating.

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

Post Code: YO21 2NX

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	72 C
39-54	E		
21-38	F		
1-20	G		





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