

# MULGRAVE

— ESTATE —

To Let

## Mulgrave Farm

**Guisborough Road, Ugthorpe, Whitby YO21 2BE**



**This stunning detached, seven bedroom farm house is available with a full courtyard of traditional farm buildings and paddocks. Having undergone a full, sympathetic refurbishment this unique property retains lots of period features and charm. Historically a hunting lodge and the principle Estate farm it has now been transformed into a luxurious family home.**

**Commanding an imposing position with panoramic views over farmland towards the coast and moors this secluded property offers an away for it all home; yet close to all the local area has to offer, including the picturesque coastal villages of Staithes, Runswick Bay & Sandsend and the Esk Valley and moorland villages such as Goathland.**

**Located off the A171 Guisborough to Whitby Road, 7.9 miles from the picturesque fishing port of Whitby, 23.5 miles to Middlesbrough, 46.5 miles to historic York.**

**Offering four bathrooms, two receptions, a snug, kitchen/diner, utility/boot room and a timber garden room. All new flooring, fixtures and fittings throughout. With an amazing kitchen/diner with vaulted ceiling, wood burners and lots of natural light throughout this is a standout country abode.**

**Description:**

**Entrance** Glazed door leading into

**Garden Room** Patio doors leading out to the front garden/drive. Dark oak effect flooring.

**Kitchen/Diner**



Stunning vaulted/beamed ceilings with roof lights, window and glazed door. Range of units including pantry/larder, glazed display and drawer units. Stainless steel Rangemaster Infusion stove, extractor & integrated dishwasher. Ceramic sink with antique brass mono tap, glazed splashback tiles. Drop cluster lights and wall lights. Town & Country Pickering stove. Dark oak effect flooring.

Steps down to

### **Utility/Boot Room**

Range of kitchen units, stainless steel sink, glazed splashback tiles. Dark oak effect flooring. Glazed door and window. Coat hooks.

Leading to

### **Downstairs Shower Room**

Corner Shower, vanity unit with sink, wc, shaver/light, heated towel rail, vinyl flooring and expelair.

From the garden room:

### **Reception 1**



Wool carpet, two large sash windows (one with window seat) open fire, two antique brass chandeliers.

### **Reception 2**



Wool carpet, large sash window, Town & Country Pickering stove, two antique brass chandeliers.

## Snug

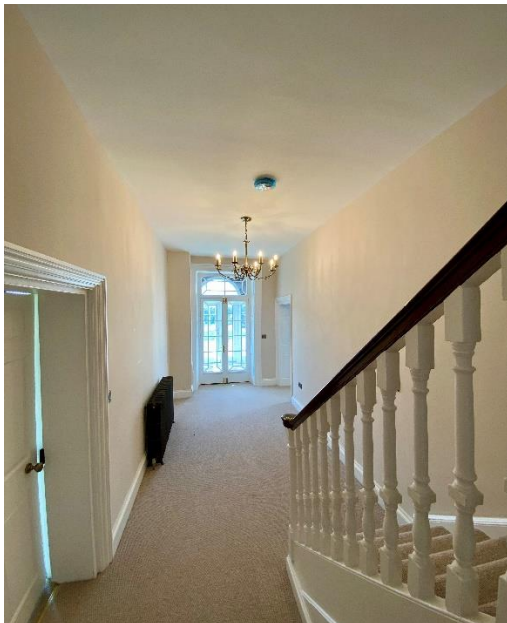


Wool carpet, two windows (one with window seat) beamed ceiling, Town & Country Pickering stove, antique brass flush light. Door leading to side stairs leading to bedroom 5.

## Plant room

Boiler, electric meters, fuse boxes, water cylinder tank, Watchman (oil level monitoring equipment)

## Hallway



Main staircase. Wool carpet, understairs cupboard. Antique brass chandeliers. Glazed doors leading:

## Sun Room/Porch

Flagged stone floor, timber vaulted roof, doors leading out to front garden/drive

## First Floor

### Shower Room



Heritage style sink, w.c and walk in shower. Antique brass globe lights. Illuminated mirror /shaving point. Heated towel rail. Large arched picture window, expelair.

### Family Bathroom



Heritage style white suite comprising freestanding bath with tap/shower fitting, sink & wc. Antique brass globe lights. Illuminated mirror /shaving point. Two heated towel rails, expelair. Large sash window.

### **Bedroom 1**



Double room, wool carpet, sash window, radiator, feature fireplace.

### **Bedroom 2**



Double room, wool carpet, sash window, radiator, feature fireplace.

### **Bedroom 3**



Double room, wool carpet, sash window, radiator, feature fireplace, built in original cupboard.

#### **Bedroom 4**

Single room, wool carpet, sash window, radiator.

Steps leading down to

#### **Bedroom 5**



Double room, wool carpet, windows & inner window, radiator, feature stone/brick wall, vaulted/beamed ceiling, side stairs leading down to snug.

#### **Main staircase leading upto**

#### **Second Floor**

#### **Bedroom 6**



Double room, wool carpet, window & roof light, radiator, vaulted/beamed ceiling.

#### **Bedroom 7**

Double room, wool carpet, window & roof light, radiator.

#### **Shower Room**

Shower cubicle, vanity unit with sink, wc, shaver/light, heated towel rail, vinyl flooring. Beamed ceiling, restricted head height.

## **Outside**

Gravelled drive through stone pillars. Lawned gardens to the front. Parking for a number of vehicles. Orchard. Outside tap. Oil tank.

## **Outbuildings**

A good range of traditional outbuildings set around a courtyard, suitable for a number of uses and Dutch barn.

## **Land**

Five grassed fields, approx. 22 acres, newly fenced with water troughs. The land would be offered on an annual Profit of Pasturage Agreement and the land is under a Countryside Stewardship Scheme.

## **General Information**

Available May 2024.

The property is located down a long, farm track with cattle grids installed, this is shared and used by the neighbouring farmer & Estate Contractor for accessing their neighbouring land. The Estate will require occasional agricultural access to a neighbouring field which is reached using the track around the property. The surrounding farmland is used for arable and livestock purposes. Historically the local area has been let to a local shoot operating in the vicinity - we are more than happy to discuss if this arrangement is to continue or not.

The outbuildings and land are included within our Guide Rent Price - if not required we are happy to put together a preferred package.

Offered unfurnished and available on an initial 12 month Assured Shorthold Tenancy, but ongoing if suitable for both parties.

## **Services**

Mains electric (two meters) water (metered) oil heating, new sewage treatment plant. Services eg internet, tv have not been tested or verified as working by Mulgrave Estate. Tenants will be responsible for all services and council tax in relation to the property.

**Local Authority** North Yorkshire Council

**Rates** Council Tax Band C

**EPC Rating D 68**

**Rental** £3950.00 pcm

**Deposit** £4550.00

Viewings are strictly by appointment only, please telephone (01947) 893239 or email [Julie.brickley@mulgrave.net](mailto:Julie.brickley@mulgrave.net) for any further information. We will require an application to view to be completed and proof of income/Right to Rent proof before a viewing can be arranged.

Please note these details are set out as a general outline only and do not constitute an offer or contract.



