



“RAVENSTONE” BLUE BANK, SLEIGHTS, Nr WHITBY

Whitby 4 miles

Pickering 16 miles

York 41 miles



AN IMPOSING AND SPACIOUS 4 BEDROOM DETACHED COUNTRY HOUSE, WITH OUTBUILDINGS AND APPROXIMATELY 10 ACRES, SITUATED IN A DELIGHTFUL ELAVATED POSITION CLOSE TO WHITBY. THE PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION AND IS IN NEED OF SOME UPGRADING, BUT NEVERTHELESS OFFERS A GREAT OPPORTUNITY TO CREATE A BEAUTIFUL FAMILY HOME FOR ANY QUALIFYING PERSON

Accommodation:

Ground Floor: Entrance Hall, W.C, Snug, Dining Kitchen, Lounge

First Floor: 4 Double Bedrooms (1 En-Suite), Bathroom, Office

Approx 10 acres of Pasture, General Purpose Shed, Barn, Garage, Gardens

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PARTICULARS OF SALE

Built in 1978 this imposing 4 bedroom family home sits in an elevated position overlooking Iburndale and affords beautiful views over open countryside. The steep drive down is somewhat daunting but without doubt worth it as it leads to this wonderful property. Despite its hillside location, the house sits on a relatively level site with generous gardens to the front, a detached garage and parking for a large number of vehicles in a roughly central position within the 10 acres of pasture land. The rooms are all of very generous proportions and although there is updating required this is largely decorative to suit the individual requirements and there is the benefit of oil central heating and uPVC double glazing throughout.

Like the house the general purpose shed is central to the site which again allows good level access and is a large and very useful building, whilst the barn offers shelter off the lower fields.

The accommodation comprises...

Entrance Hall: With staircase to the first floor, panelling to walls and panel doors to all rooms.



Dining Kitchen: A large spacious room with windows overlooking the garden and onward over Iburndale. The kitchen has light Oak units with matching wall and display cupboards, laminated working surfaces, inset 1½ bowl stainless steel sink unit and part tiling to the walls. There is an integral dishwasher and fridge, oil fired Rayburn off which the house central heating is run, larder cupboard and door off to the...



Lounge: A through room with windows to front, rear and side, beamed ceiling and stone fireplace with inset multi-fuel stove. cloakroom.

W.C: With hand-basin.

Snug: To the front

Conservatory: Off the kitchen, of uPVC double glazed construction, with ceiling fan, tiled floor and door to the garden. It should be noted plumbing for the washing machine is here but the kitchen is large enough for this to be relocated if desired.



First Floor

Landing: A generous open space with panel doors off to the..

Double Bedroom: With window to the front aspect with views looking upwards to Blue Bank



Double Bedroom: Again with window to the front aspect.

Double Bedroom: To the rear and again having views over the garden and Iburndale

Bathroom: Having a white suite comprising panel bath, w.c and hand-basin. There is a separate shower cubicle with thermostatic fitting, tiling to the walls, heated towel rail, and window to rear aspect.



Double Bedroom: To the rear with a range of fitted mirror wardrobes to one wall and window overlooking the garden and Iburdale. On open arch leads to the small en-suite shower room within which is a shower cubicle and air-cupboard.

OUTSIDE

The house is approached down a pebbled driveway which allows for ample parking and leads to the.....

Garage / Workshop Approx 17'8" x 10'7" Constructed of concrete block walls with cement render under a pan tile roof, concrete floor, double access doors. Electric, power and light.

To the front of the house is a paved yard with retaining wall whilst to the rear is a large level garden which is largely set to lawn with borders, with an arbour off the house, and which affords beautiful views over the dale.

THE BUILDINGS

General Purpose Shed: Approx: 75' x 45' in 5 Bays. Constructed of concrete block and Yorkshire boarding under a reinforced fiber cement roof, 2/3 concrete floor with 2 double doors. Power and light.

Full width brick built lean-too garage to the Northern Gable end.



Barn / Stable: Approx 29'10" x 13'10" in 3 Bays. Constructed of concrete block, brick and CI sheeted walls and roof, concrete floor.



THE LAND

Extends in total to approximately 9.93 acres (4.198ha) and is all down to permanent pasture. The land is steeply sloping on both sides of the access driveway and to the East of the house. It is bounded by mature hedges and fences and has water supplied to various troughs from the house.



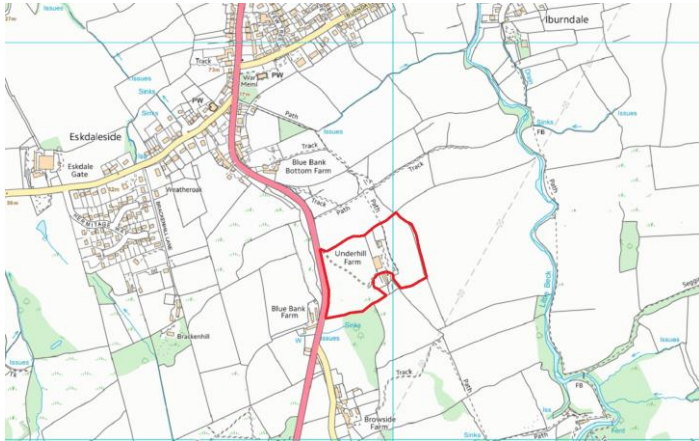
Around the grounds and gardens are various sectional timber garden shed, summer house, poultry house and small greenhouse.



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: From Richardson & Smith’s office take the A170 Guisborough Road to the Sleights roundabout. Turn left onto the A169 Pickering Road passing through Sleights. On leaving the village climb up Blue Bank with the gate to the property approximately halfway up on the left hand side, before the Littlebeck turn-off. See location plan.



What3words: judge.incur.division



Services: The property is understood to be connected to mains water and electricity. The sewage is to a septic tank located to the front of the property. The property has an oil fuelled central heating system run off the Rayburn in the kitchen dining room.

Planning & Occupation: The property was built in approx. 1978 and lies within the administration area of the North Yorkshire Moors National Park. Tel: 01439 770657.

It was built under Planning Consent NYM 4/34/9A/PA dated 14th September 1972. The occupation of the dwelling house shall be limited to a person employed or last employed locally in agriculture or forestry as defined by Section 290 (i) of the Town & Country Planning Act 1971 or the dependents of such person but including a widow or widower”.



Driveway: The tarmac and concreted driveway leading from Blue Bank is owned by Ravenstone. There is a right of way over this driveway granted to both Underhill Cottage and the adjoining land owner.

Tenure: We understand that the property is freehold and that vacant possession will be given on completion.

Council Tax Banding: Band ‘E’ Approx. North Yorkshire Council. Tel 0300 1312131

Post Code: YO22 5EU

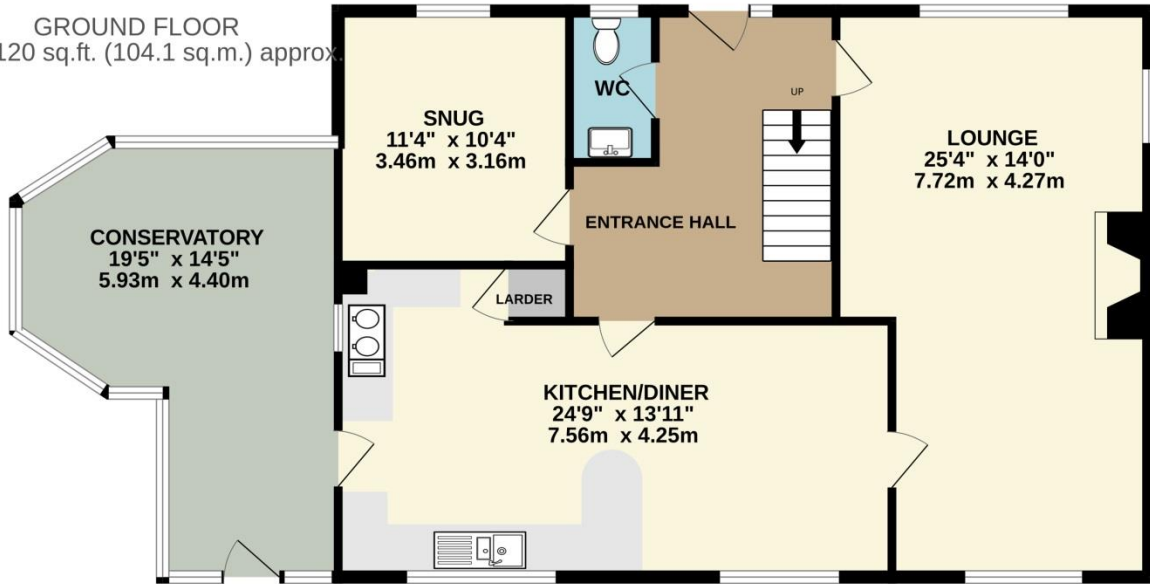
IMPORTANT NOTICE

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

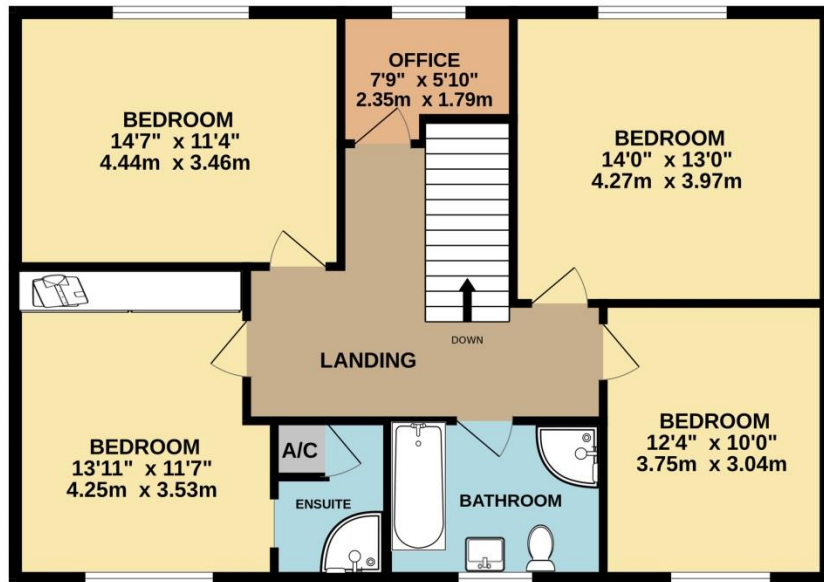


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

GROUND FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



1ST FLOOR
919 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 2039 sq.ft. (189.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

