



# RICHARDSON & SMITH

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## “LIME HOUSE” SHAW END, LEALHOLM, WHITBY

*Whitby 10 miles*

*Guisborough 14 miles Teesside 23 miles*



**AN IMPOSING 4 BEDROOM DETACHED COUNTRY HOUSE, SITUATED IN A DELIGHTFUL ELAVATED POSITION ON THE OUTSKIRTS OF THIS POPULAR ESK VALLEY VILLAGE AND AFFORDING BEAUTIFUL VIEWS OVER THE SURROUNDING COUNTRYSIDE. WELL- PRESENTED THROUGHOUT, THE PROPERTY WAS EXTENDED IN 2007, TO CREATE A SPACIOUS FAMILY HOME THAT CAN ONLY BE APPRECIATED BY INTERNAL INSPECTION**

### Accommodation:

Ground Floor: Entrance Porch, Lobby, Lounge, Dining Room, Inner Lobby, Kitchen Breakfast Room, Utility  
First Floor: Master Suite with En-Suite, 2 Double & 1 Single Bedroom, Bathroom  
Gardens to Front and Rear, Parking To Side

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## PARTICULARS OF SALE

Overlooking the Esk Valley and at the heart of the North York Moors National Park, Lime House is a beautiful family home that sits in an elevated position, affording views to all sides and really should be viewed to be fully appreciated.

The house was extended in 2007 with the additional space created turning what was already a good looking house into a spacious home which should tick the boxes of the most discerning buyer. The kitchen diner on the ground floor and the master suite to the rear are superb additions, light airy rooms both having French doors overlooking the rear garden and open countryside, with all the house now being served by oil central heating and being fully double glazed.

Set behind a low wall with original wrought iron railings the property enjoys cultivated gardens to the front whilst to the rear there are level lawned gardens that have been extended into the field to the rear.

The accommodation comprises...

**Entrance Porch:** With half glazed composite door, tiled floor and the original house door giving access to the...

**Entrance Hall:** With staircase to the first floor and panel doors to .....



**Lounge:** A light airy room with windows to front and side, coving to the ceiling and central cast open fireplace. There is a second door to the rear entrance lobby.

**Dining Room:** To the front of the house, again with coved ceiling, central fireplace with inset wood burning stove and second door to the rear lobby.



**Shower Room:** Having a white suite comprising corner shower with electric unit, w.c and hand-basin, with half tiling to the walls, tiled floor and heated towel rail.



**Rear Entrance Lobby:** With door to side/rear, tiled floor and panel doors off to...



**Utility:** A good sized room with base units within which there is plumbing for automatic washing machine, a stainless steel sink unit space for fridge and freezer. The oil fired boiler is situated here.



**Kitchen Breakfast Room:** A large spacious room with window to the side and French doors over-looking the garden and onward over open country side from the table area. The kitchen has a good range of modern cream units with matching wall and display cupboards, laminated working surfaces, inset 1½ bowl stainless steel sink unit and splash-backs to the walls. There is an integral induction hob with stainless steel extractor hood over, integral oven, space for fridge and automatic dishwasher.

### First Floor

**Landing:** A generous open space with opening into the extension where an office space has been created, and panel doors off to the.....

**Single Bedroom:** To the side with views over open countryside to the moors beyond.

**Double Bedroom:** With window to the front aspect affording views looking outward over the Esk Valley. There is a door to a small lobby area above the stairs which again overlooks the valley.

**Double Bedroom:** Again with window to the front aspect.



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



**Master Suite:** A light airy room to the rear, with window to the side and French doors opening to a Juliet balcony and enjoying views the garden and open countryside. There is coving to the ceiling and door to the....



**En-Suite Bathroom:** Again having a white modern suite with panel bath, hand basin and w.c.. There is a separate shower cubicle with thermostatic fitting, full tiling to walls and floor, and stylish modern heated towel rail.



### OUTSIDE

The house is approached across Court Leet land which is maintained by the vendors and is set behind a low stone wall which original wrought iron fencing above. Gated pillars allow access to the porch and front garden, which is planted with a range of mature shrubs and plants.

There is a gate to the side which leads to the side with path to the rear lawned garden. There is a paved patio and seating area and access to the house.

A five bar gate gives access to the gravelled parking area to the side of the house and the extended garden to the side which again is set to grass. The oil tank serving the property is situated here.



**Planning & Occupation:** The property was extended in 2007 and lies within the administration area of the North Yorkshire Moors National Park. Tel: 01439 770657.



**Court Leet:** The grassed area to the front of the property is owned by Danby Court Leet and the owners of the property are required to pay a “fine” for use of access across. This is currently set by Danby Court Leet at £5 annually.

**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:** YO21 2AN

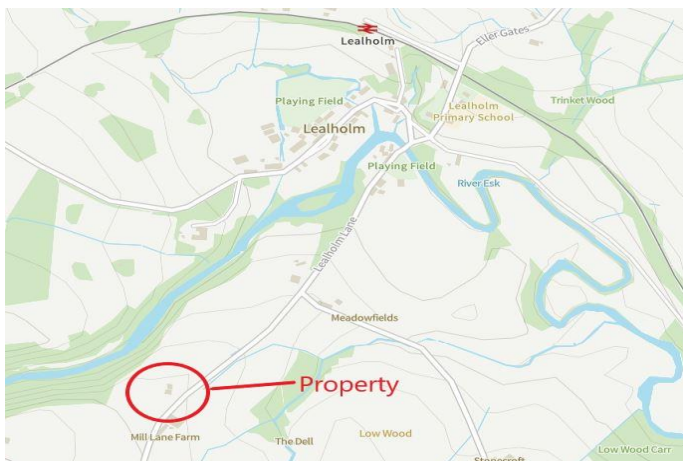
### GENERAL REMARKS & STIPULATIONS

**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 for approximately 7 miles turning left the road marked Stonegate and Lealholm. Travel to Lealholm, passing over the bridge through the village climb up the hill towards the moor passing the Glaisdale turn-off. The property is the left hand one of two on the right hand side further up the road. See location plan.

### 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		87 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

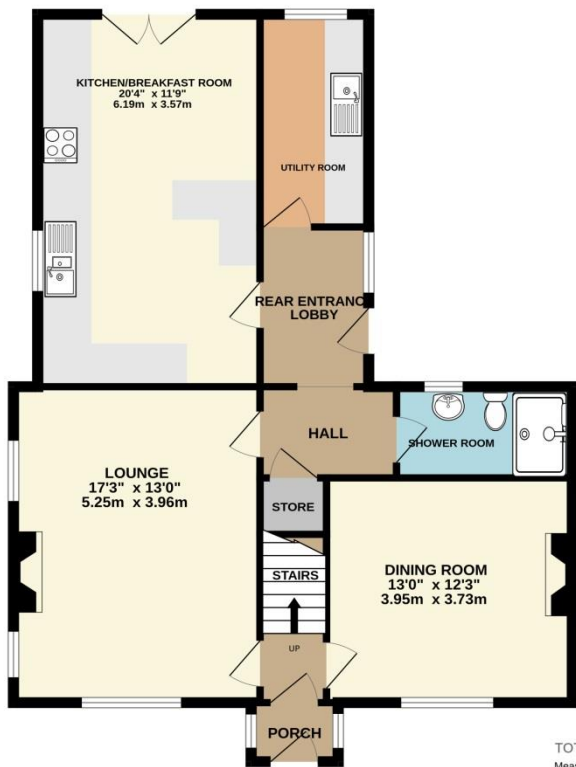
**What3words:** cards.factor.pampered

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

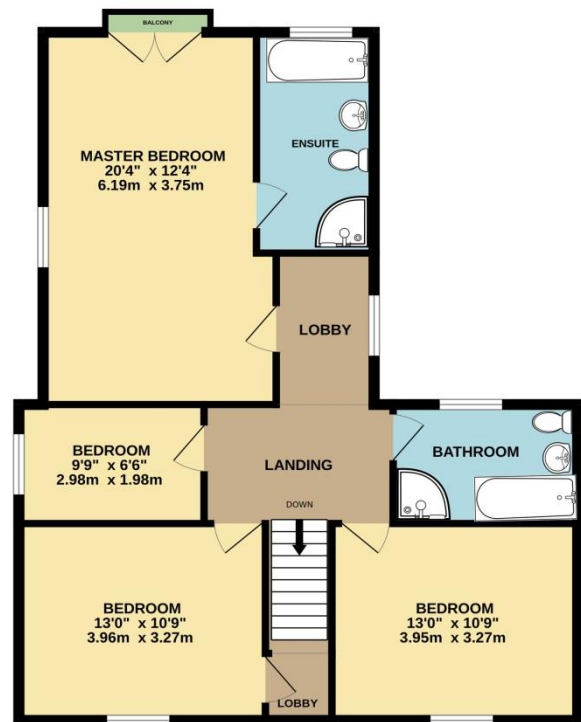




**GROUND FLOOR**  
866 sq.ft. (80.5 sq.m.) approx.



**1ST FLOOR**  
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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