



POND FARM HOUSE, HINDERWELL

Whitby 9 miles

Staithe 1 mile

Runswick Bay 1 mile

(All distances are approximate)



A SEMI-DETACHED, 4/5 BEDROOM, STONEBUILT FORMER FARMHOUSE UNDERSTOOD TO DATE FROM THE 17TH CENTURY, NOW SET ON A QUIET CUL-DE-SAC JUST OFF THE HIGH STREET IN THE CENTRE OF THE VILLAGE. NEEDING SOME UPGRADING AND MODERNISATION THE PROPERTY COULD MAKE A GREAT FAMILY HOME.

Accommodation:

Entrance Lobby & Hallway, Lounge, Dining Room, Store, WC Cloakroom, Larder, Kitchen, Utility.

Main Landing: 3 Double Bedrooms, Bathroom, WC Cloakroom. Wing: Bedroom & Box Room.

Garden to front, Yard to rear, Parking Bay. Off-lying Garage & Driveway Parking.

Guide Price: £325,000

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PARTICULARS OF SALE

Dating from the late 17th Century – a date stone over the back door is marked 1697 – Pond Farm House has now been enveloped by the village when the surrounding land was developed as housing in the 1990s. The property is now semi-detached following the building of a cottage immediately to the east.

The house retains some period character with mullioned windows and other period detail remaining, but much has been lost to modernisation over the years. The property is not a listed building and this is not a conservation area.

From the brick paved parking area to the rear, steps descend into a sunken yard where a panelled entrance door enters the building from the rear into an entrance hallway with a part glazed door and screen opening into a lobby with a panelled front door and flanking window opening into the front garden.

From the hallway there are doors to the kitchen and to an understairs cupboard and a further door opening into the inner hallway which has the main staircase to the first floor and doors opening to ...



Dining room with polished wooden floor and open fireplace with tiled surround and shelved recesses. Mullioned windows looking onto the garden.

On the opposite side of the hallway there is a step in larder and under the stairs is a WC cloakroom. At the end of the corridor a door opens into a shelved store room and also into the lounge.



Lounge with polished wooden floor and open fireplace with tiled surround plus shelved recesses. Mullioned windows look out onto the garden.



The kitchen lies on the opposite side of the entrance hallway and has a tiled floor and a simple range of oak fronted cabinets with a sink and an electric hob. The focal point of the room is a large 'Nobel' oil fuelled range which need attention, situated in the fireplace reveal.



A connecting door opens onto a lobby with the second staircase rising off to the first floor in the western half of the property and a door opens to the utility at the rear with a stable door to the side yard, shelving and points for an automatic washer and tumble dryer plus a shallow 'stone' sink. This room houses the oil central heating boiler which also needs attention.



First floor (west)

A stair rises to a landing with doors opening to bedrooms over the kitchen. A large double bedroom has mullioned windows to the side; and a smaller single/box room has a Velux rooflight to the front and also houses the hot water cylinder. A hatch from here goes up to the loft.

First floor (east)

The main stair rises from the inner hallway to a galleried landing where there is a useful built-in cupboard and a hatch to the loft void. From this landing doors open to ...



Master Bedroom – a huge double bedroom with a square bay window with mullioned windows to the front and a fireplace with recessed cupboards. Wash basin.



Bathroom – With an old white suite comprising a panel bath with shower over, a bidet and wash hand basin. The bathroom has a window to the rear.



Bedroom 2 – a double bedroom with built-in wardrobes and a wash hand basin. Mullioned window to front.

Bedroom 3 – A small double bedroom with window to the rear.

WC Cloakroom – with high flush WC and window to the rear.

Outside

The main gardens lie to the front of the property, facing onto Runswick Lane. They are mainly grassed, with shrubs and fruit trees and it is bounded from the road by a thick hedge.



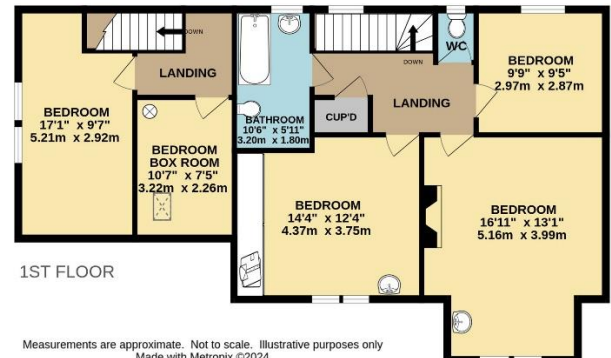
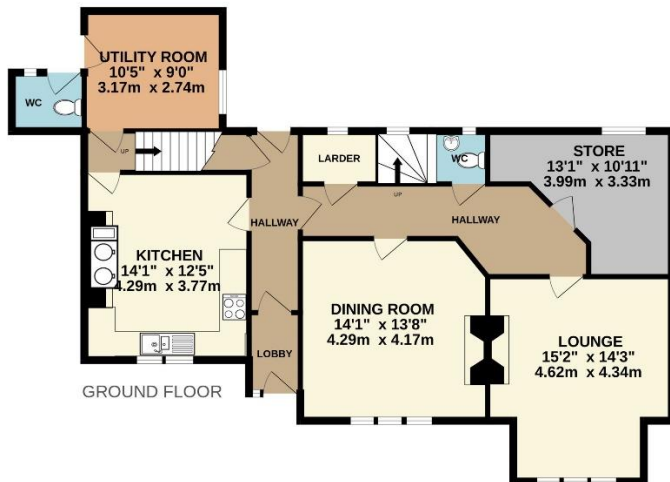
NB a section of the front garden is earmarked for purchase by the local authority for widening the pavement running along the edge of the roadway.

To the side of the house is a small yard housing the bulk oil storage tank. A door opens into a small stone outbuilding attached to the north side of the house offering a high flush WC.

To the rear of the house is a sunken yard area with a stone retaining wall and steps up to the roadway and parking bays.



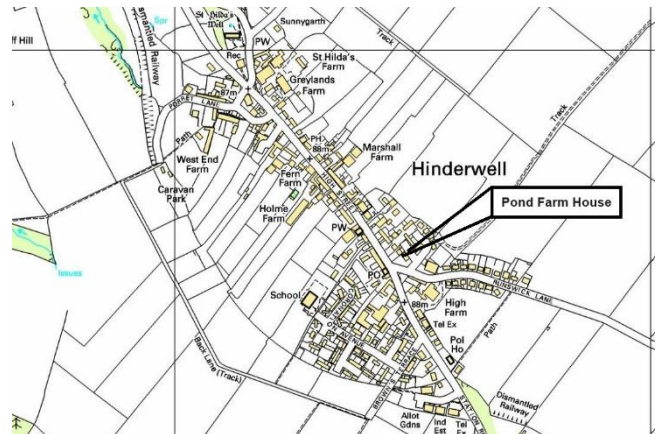
The property also has a separate, off-lying driveway, offering off-street parking for a couple of vehicles, as well as leading up to a brick, end-terrace **single garage**, being one of three in a row with up and over door and a further door to the side and a window to the rear. This garage faces onto the Pond Farm Close cul-de-sac, but the second wing of the road, just to the north of the house.



Measurements are approximate. Not to scale. Illustrative purposes only
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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.



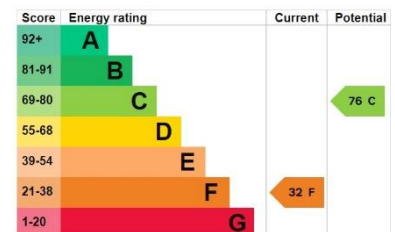
Directions: Hindervell lies on the A174 approximately 9 miles northwest of Whitby, in from the coast at Runswick Bay and Staithes. The property lies on a cul-de-sac known as Pond Farm Close, just off Runswick Lane, opposite the village War Memorial. See location plans.

Services: The cottage is connected to mains water, electricity and drainage. The property has oil central heating and an oil fuelled Nobel range style stove in the kitchen which is in disrepair.

Tenure: Freehold

Post Code: TS13 5HW

Local Taxation: The property is graded band 'E' for council tax with approx. £2,790 payable for 2024/5. North Yorkshire Council. Tel 01723 232323.



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.