



‘THE OLDE FORD’, 1&2 BRIGGSWATH, SLEIGHTS

Sleights ½ miles

Whitby 3½ miles

Pickering 18 miles

Guisborough 21 miles

(Distances are approximate)



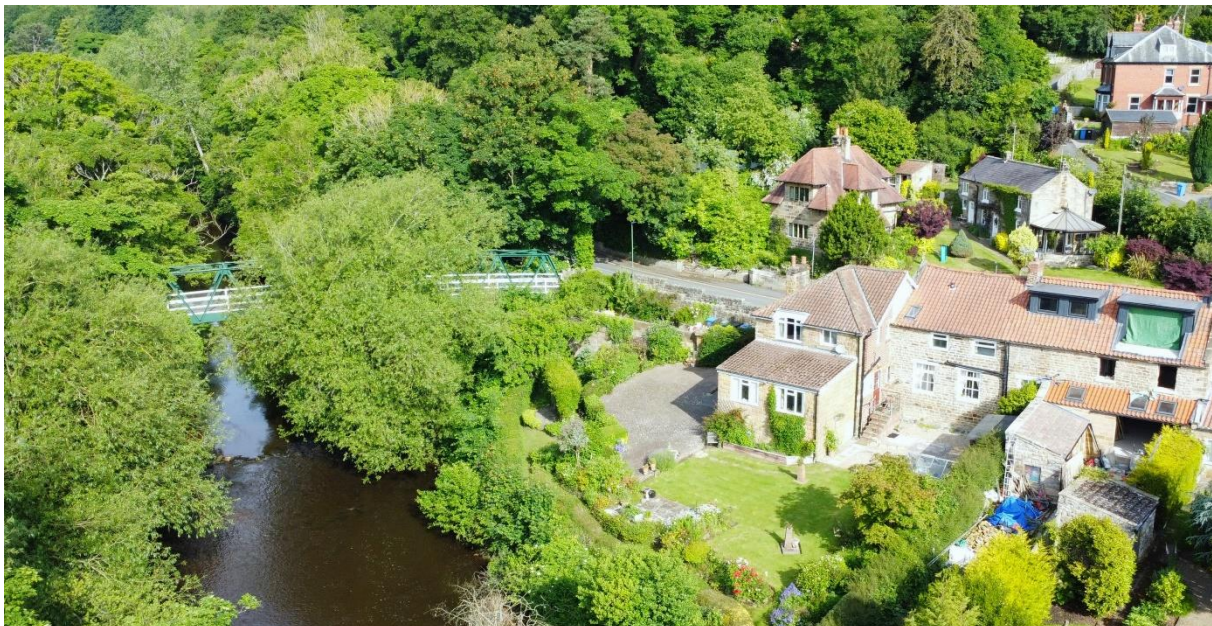
A 5/6 BEDROOM PROPERTY, FORMERLY TWO COTTAGES THAT HAVE BEEN AMALGAMATED TO FORM A SINGLE RESIDENCE, FORMERLY USED AS A SMALL SCALE BED & BREAKFAST, WITH STUNNING GARDENS RUNNING DOWN TO THE RIVER ESK. THE PROPERTY HAS A FLEXIBLE LAYOUT AND COULD EASILY BE DIVIDED BACK INTO 2 SEPARATE COTTAGES.

Accommodation

House: Hallway, Living Room, Kitchen, Utility, WC Cloakroom. Landing, 2 Double Bedrooms, Study, Shower Room.

Cottage: Lobby, Hallway, Hobby Room, Double Bedroom with En-suite. Landing, 2 Double Bedroom Suites.

Parking Area, Store, Garden Shed, Greenhouse and Gardens.





PARTICULARS OF SALE

The Olde Ford is an unusual property having been 2 adjoining cottages that have been connected at ground and first floor levels. Once run as a small bed and breakfast business with 3 en-suite letting rooms, the property has a flexible layout and could suit a variety of purposes. Alternatively to the use as a B&B, the cottages could relatively easily be re-divided back into 2 separate properties, retained as an annex or simply used as one house.

The gardens lie to the rear of the house and are well stocked, with the bonus of river frontage. The main reception room enjoys elevated views across the garden down to the river.

There is superb access from this location to the National Park, the coast and to Whitby, which lies just a couple of miles away. The village has numerous amenities including pubs, shops, churches, doctors etc and a railway station on the Esk Valley line which also runs Steam trains during the height of the tourist season.

Approached from the footpath there are two front doors, one to the house and one to the guest accommodation which can be kept separate from the house.

The House

A part glazed front door opens into an entrance hallway with a connecting door to the hallway of the cottage, there is a panelled staircase to the first floor and doors to:



Kitchen: A fitted kitchen with an extensive range of modern cabinets with quartz worktops at wall and base level including a central island feature. Windows face out to the front and side and a borrowed light window / serving hatch opens to the living room.

Integral equipment includes a 1½ bowl sink, a concealed automatic dishwasher, refrigerator, oven and hob and a concealed cooker hood.

WC Cloakroom: with modern white low flush WC and wash hand basin. Window to the side.

Utility: With fitted wall kitchen cabinets and a half glazed panelled stable style door and window facing out into the rear garden. Auto washing machine point. A door opens into ...



Living Room: A spacious L-shaped reception room with 4 windows to the side and rear offering views over the gardens down to the river. The focal point of the room is a living flame gas fire with a marble surround and a mahogany mantel.



1st Floor

The staircase rises from the entrance hallway to a first floor landing with a window to the side and panelled style doors to...

Bedroom 1: With a wide window to the rear giving an elevated view down onto the river and a built-in suite of furniture including wardrobes, cupboards and a dressing table with drawers.

Shower Room: With a glazed shower cubicle with thermostatic fitting, low flush WC, bidet and pedestal wash hand basin.

Study: A former bedroom used as a study with a window to the front and connecting door to the first floor landing of the cottage.

Bedroom 2: A double sized bedroom with a window to the front and numerous built-in cupboards and shelving.



The Cottage

A panelled style entrance door opens from the pavement into ...

Entrance Lobby: with a part glazed panelled internal door opening into ...

Hallway: with a staircase rising to the first floor and a spacious under-stairs cupboard housing the gas central heating boiler. A panelled door connects to the hallway of the house and further doors open to ...



Hobby Room: An extra reception room now used for hobbies, but previously a room for serving the B&B guests their breakfasts, the room has 2 windows to the front.

Guest Bedroom 1: A spacious double bedroom with 2 windows facing out to the rear over the garden. Connecting door to ...



En-Suite Shower Room: With a white suite comprising a low flush WC, wash basin and a glazed shower cubicle with a Mira shower fitting. Window to the rear and linen cupboard with airing radiator.



First Floor

The staircase rises from the hallway to a small first floor landing with a Velux rooflight to the rear, a connecting door to the study in the house and further panelled style doors opening to ...

Guest Bedroom 2: A spacious double bedroom with a connecting door to an en-suite shower room. The room has a window to the rear giving river views and built in wardrobe.



En-Suite Shower Room: With a window to the rear, there is a modern white suite comprising a low flush WC, wash basin and a glazed shower cubicle with a thermostatic Mira shower.



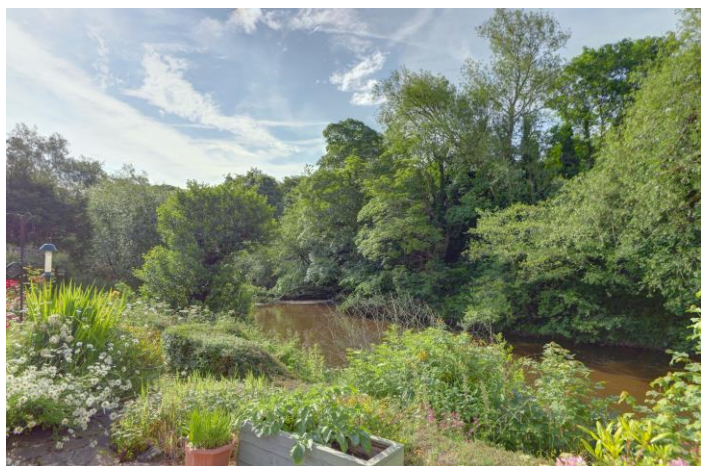
Guest Bedroom 3: A spacious double bedroom with a wide dormer window to the front elevation and a connecting door to an en-suite shower room.

En-Suite Shower Room: With a white suite comprising a glazed shower cubicle, low flush WC and wash basin.



Outside

To the side of the house is a driveway leading down to a brick paved parking and turning area. There is a lawn to the rear of the house which leads down to the river bank.



Within the garden there is a useful timber garden shed, an aluminium greenhouse and three separate paved seating areas.



There is an undercroft storage area with doors from the driveway and garden.



GENERAL REMARKS & 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: From Richardson and Smith's offices head out of Whitby on the A171 towards Guisborough, turning onto the A169 towards Pickering and Malton. At the bottom of New Bank, before you cross the river into Sleights, turn left into Briggswath. The Olde Ford is the first property on your right hand side and is clearly signed by the Richardson and Smith 'For Sale' board.

Services: The property is connected to mains water, gas, electricity and drainage. Heating is provided by a gas fueled central heating boiler.

Planning: The property lies within North Yorkshire Council. Telephone: 01723 23 23 23

Council Tax: Band 'F' approx. £3,298 payable for 2024-25. North Yorkshire Council. Tel 01723 232323.

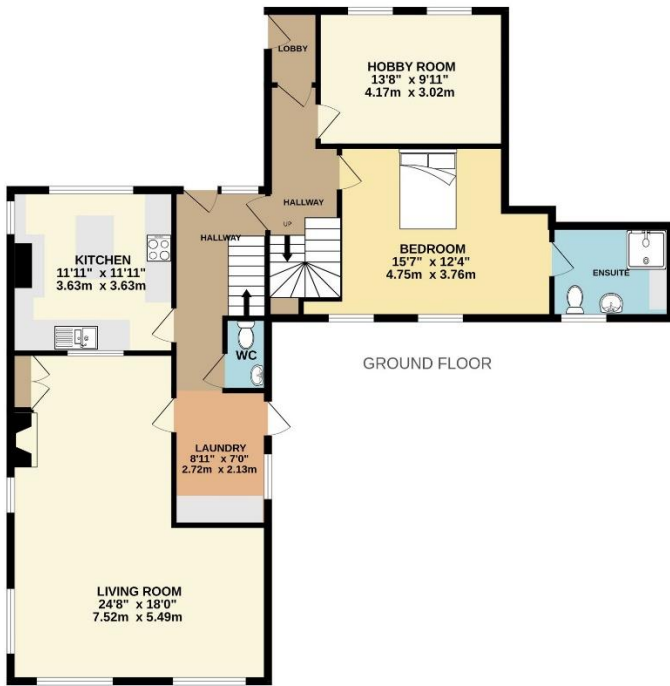
Post Code: YO21 1RU

Tenure: Freehold

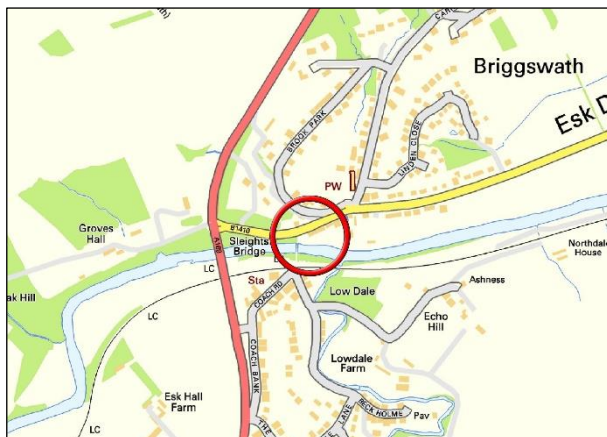
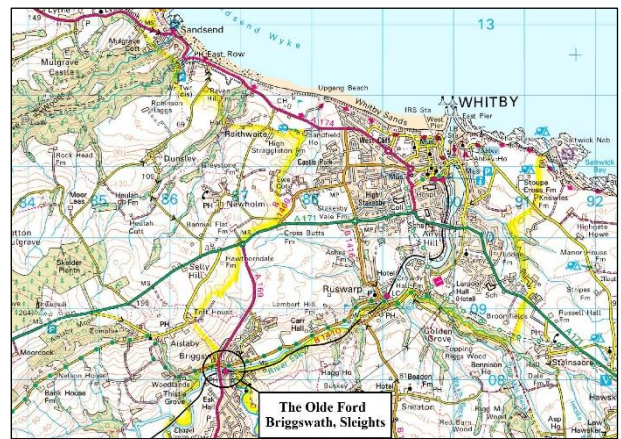
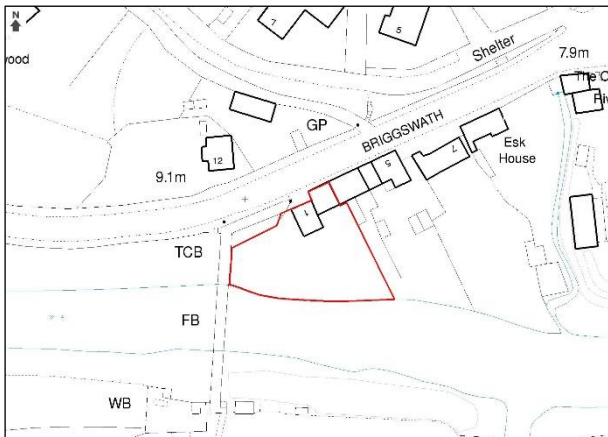


IMPORTANT NOTICE

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.



Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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