

# MULGRAVE

— ESTATE —

To Let

## **Barnby Howe Farmhouse**

**East Barnby, Whitby YO21 3RZ**



**A secluded, detached, well proportioned, four bed farmhouse with some traditional farm buildings, dutch barn and paddock.**

**Commanding an imposing position with panoramic views over farmland towards the coast and sea with distant views of Whitby.**

**This traditional style property offers an away from it all, family home; yet close to all the local area has to offer, including the picturesque coastal villages of Staithes, Runswick Bay & Sandsend.**

**Located just off the A174 coast road, 5.8 miles from the historic fishing port of Whitby, 25.2 miles to Middlesbrough, 49.9 miles to York.**

**Comprising four double bedrooms, kitchen/diner, utility, office/store, two bathrooms, two receptions, ensuite and boot/cloakroom.**

**Description:**

**Rear Entrance** leading into

**Kitchen/Diner**



Generously sized kitchen/diner with beamed ceiling and spotlights. Farmhouse kitchen featuring a range of solid wood base and wall units with wicker drawer baskets, glazed units, wine rack, new Belling electric range stove, extractor, new ceramic 1.5 bowl sink, dishwasher, integrated under counter fridge & freezer. Laminate floor

Steps up to

**Utility Room**



Range of blue painted kitchen units, base, wall, display cabinets, wicker basket drawers, stainless steel double sink. New boiler and space for washer.

Leading to



### **Office/Store**

Range of units and work tops. Door leading outside.

### **Downstairs Bathroom**



Bath with hand held shower, sink, wc. New vinyl flooring, window.

### **Cloakroom**

Panelled walls, coat hooks, window.

### **Reception 1**



New multifuel stove, laminate flooring, window with secondary glazing & radiator.

## Reception 2



New Charnwood multifuel stove, laminate flooring, window with secondary glazing & radiator.  
Staircase (new carpet) leading up to:

## First Floor

### Family Bathroom



White suite comprising bath, sink & wc. New vinyl flooring, radiator & window.

### Bedroom 1



Double room, carpet, window, radiator.

### **Bedroom 2**

Double room, carpet, window & radiator.

### **Bedroom 3**



Double room, new carpet, mirrored built in wardrobes, window (sea views), radiator.

### **Bedroom 4**



Large double bedroom, new carpet, two windows.

### **Ensuite**

New shower cubicle, sink and w.c. new heated towel rail, new vinyl flooring, expelair.

From the landing door -stairs leading upto

**Attic** – main room with floorboards, storage space only





### **Outside**

Lawned garden to the front, picket fence. Grassed area surrounding the property with circular access track. Outside tap. Parking for a number of vehicles. Oil tank.

### **Outbuildings**

A range of traditional outbuildings set around a courtyard, suitable for a number of uses and Dutch barn. Granary building with power & lights on first floor and under croft.

### **Land**

Grass paddock approx. 2.5 acres, newly fenced 2023. The land would be offered on a Grazing Licence, the land is under a Countryside Stewardship Scheme.

### **General Information**

The property is located down a farm track (The Estate may use occasionally for agricultural access/estate management) The surrounding farmland is used for arable and livestock purposes.

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

### **Services**

Mains electric, water (metered) oil heating, septic tank. 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 E



**EPC Rating D 64**

**Rental** £2350.00 pcm

**Deposit** £2700.00

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.

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



Views over countryside towards the sea



View of the property from the 2.5 acre paddock

