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WINTER GILL BARN GLAISDALE HEAD, WHITBY

*Glaisdale Village 3 miles Whitby 12 miles Guisborough 20 miles
(Distances are approximate)*



A SUBSTANTIAL 4 BEDROOM BARN CONVERSION AT THE HEAD OF THIS DELIGHTFUL NORTH YORKSHIRE MOORS VALLEY, OFFERING SPACIOUS WELL-PRESENTED ACCOMMODATION IN A STUNNING LOCATION. CURRENTLY HOLIDAY ACCOMMODATION WINTER GILL WOULD BE EQUALLY SUITED FOR THOSE LOOKING TO LIVE IN A BEAUTIFUL TRANQUIL AREA AND SHOULD BE VIEWED TO BE FULLY APPRECIATED

Accommodation:

Ground Floor: Entrance Hall, Shower Room, Kitchen, Dining Room, Sitting Room,
Lounge with Mezzanine Seating Area

First Floor: Landing, Bathroom, 3 Double Bedrooms, Bunk Room

Outside: Large Gardens, Garage, Ample Parking

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Formerly part of Mountain Ash Farm, Winter Gill Barn was converted around 25 years ago and now is one of a small cluster of properties at the head of this beautiful North Yorkshire Moor valley. Surrounded by farmland with the moors above, the area is ideal for walking and biking, with road links to both the east and west sides of the NYMNP.

The innovative conversion is beautifully presented throughout, retaining and highlighting many delightful features within the conversion, including open beam ceilings and exposed stone walls whilst having modern convenience of oil central heating and double glazing.

The living accommodation is particularly spacious with both a split level lounge and separate sitting room, dining room and a generous dining kitchen. With 3 double bedrooms and a bunk room as well as both bathroom and shower rooms, Winter Gill is well suited to its current use as a holiday let but would equally suit those looking for a more permanent home.

Glaisdale village is at the bottom of the valley and boasts a small store, renowned butchers as well as primary school, popular pub and Institute. It has good links by both road and rail to Whitby and Teesside and is at the heart of the NYMNP.

PARTICULARS OF SALE

Entrance Hall: With quarry tiled floor and a door to rear. There are doors off to the main rooms



Dining Kitchen: A spacious well-proportioned room with a fitted range of Shaker style units with beech working surfaces, inset Belfast sink unit breakfast bar and large oil fired 2 cover Aga stove with separate electric oven & Calor gas hob. There is an integral dishwasher and fridge and freezer within the units Quarry tiled floor, exposed stone wall, door the side and beamed ceiling,



Dining Room: Again with quarry tiled floor, spiral staircase to the first floor and door into the sitting room.



Sitting Room: A cosy yet light room with impressive central fireplace with inset log burner, tiled floor, open beam ceiling and windows to 3 aspects.



Shower Room: Off the hallway and having a simple white suite comprising hand basin and w.c with thermostatic corner shower unit. There is quarry tiling to the floor and half boarding to the walls.



Lounge: Again off the hallway with steps up to an L-shaped split level room with focal brick fireplace with inset multi-fuel stove, stripped and varnished pine floor, open beams and feature picture window overlooking the garden.



1st Floor

The spiral staircase rises from the dining room to the first floor landing.



Bedroom 1: A large double bedroom with windows looking out to the front of the house with views over the garden.

Bathroom: A bathroom with a suite comprising: panelled bath, pedestal washbasin and low flush WC. Tiling to the wall and Velux roof light.

Bedroom 2: The smaller of the bedrooms currently having bunk beds.

Bedroom 3: A twin room with Velux roof light.

Bedroom 4: A second double bedroom with gable window and built-in cupboard.



Outside

The cottage is approached off the dale lane via a five bar gate to a gravelled driveway and parking area. Off the parking area is a small single wooden garage.



The gardens are set largely to lawn with mature shrubs and trees bordered by a dry stone wall and hedging. As you approach the house there is a raised stone patio area, again with mature shrubs surrounding and which overlooks the garden.

To the rear there is a small gravelled yard where the oil fired central heating boiler is situated and the oil tank.



Planning: The property falls within the administrative jurisdiction of North York Moors National Park.



GENERAL REMARKS & STIPULATIONS

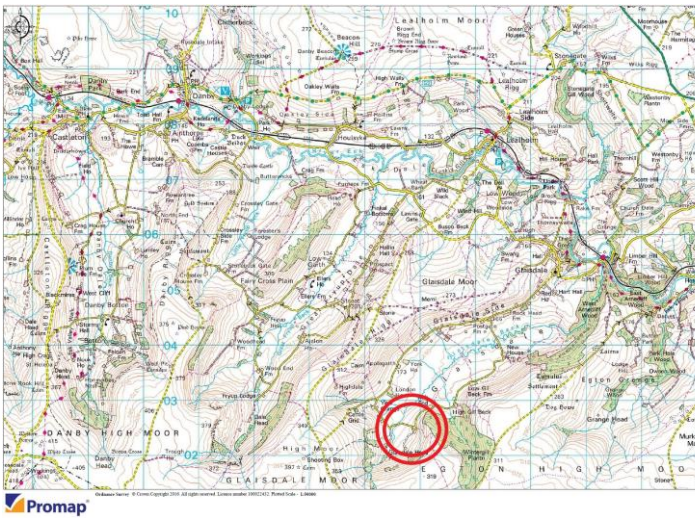
Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent’s office prior to travelling or making an appointment to view this property.

Directions: From Whitby take A171 to Guisborough taking the turn off to Egton after approximately 5 miles traveling onto the village taking the 2nd right turn towards Glaisdale, Continue along to Glaisdale passing the Arncliffe Arms, Arncliffe Terrace, and the tennis courts before taking the left turn in front of the church to the dale head. Continue along the circular dale road to the valley head. Winter Gill Barn is situated on the left hand side of the dale. See location plan.

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

Tenure: Freehold

Post Code: YO21 2QA



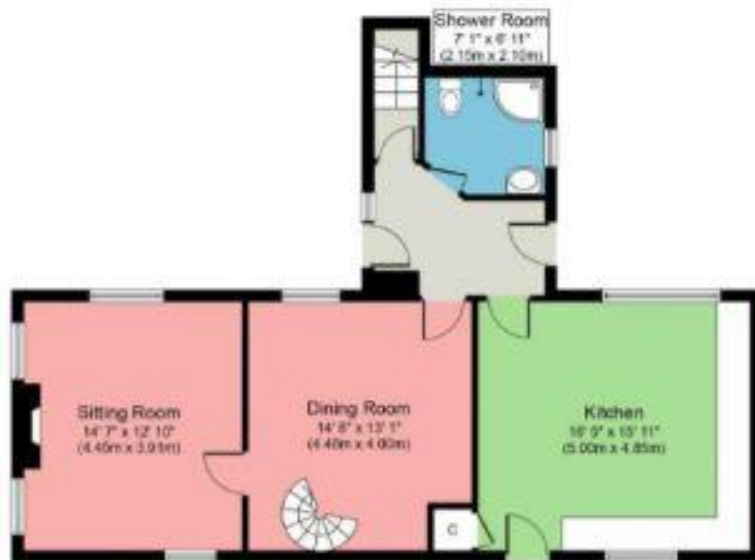
IMPORTANT NOTICE

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.

What3Words: deferring.type.coder

Services: The property is connected to mains electricity with a private water supply. The sewage is to shared septic tank. Oil fired central heating and the Aga in the kitchen is also oil fuelled.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



Ground Floor
 Approximate Floor Area
 759 sq. ft.
 (70.5 sq. m.)



First Floor
 Approximate Floor Area
 1,009 sq. ft.
 (93.7 sq. m.)



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