

RICHARDSON & SMITH

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

Fylingholm, Fylingdales



Fylingholm, Bridge Holm Lane, Boggle Hole Fylingdales, Whitby, North Yorkshire

Boggle Hole ½ mile

Fylingthorpe 2 miles

Robin Hoods Bay 2½ miles
(All distances are approximate)

Whitby 8 miles

Scarborough 14 miles

York 51 miles



AN IMPRESSIVE GRADE II LISTED, 5 BEDROOM, ARTS AND CRAFTS STYLE HOUSE, LYING IN A RURAL POSITION CLOSE TO THE BEACH AT BOGGLE HOLE, JUST SOUTH OF ROBIN HOODS BAY IN THE NORTH YORK MOORS NATIONAL PARK.

Accommodation:

Entrance Lobby and Hallway, Lounge, Dining Kitchen, Garden Room, Study. 1st Floor: Master Bedroom, Double and Single Bedrooms, House Bathroom
2nd Floor: 2x Double/ Twin Bedrooms, Box Room. Gardens with Log Store and Shed. Orchard. Off road parking area.

For Sale By Private Negotiation.



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PARTICULARS OF SALE

Nestled within the breathtaking North York Moors National Park, between the moors and the coast at Boggle Hole, around a mile south of Robin Hoods Bay, Fylingholm is a distinguished, late Victorian residence incorporating Arts and Crafts architectural influences bearing the datestone 1899 over the door in ornamental brickwork above the front entrance.

Situated along a winding country lane which leads to the secluded cove at Boggle Hole, this remarkable home enjoys an enviable location between Robin Hoods Bay and Ravenscar. Built in the last years of the Victorian period for a Bradford based newspaper proprietor, this historic property has changed hands only a few times in its long and cherished history. Now, for the first time in nearly 50 years, Fylingholm is offered for sale, presenting a rare opportunity to acquire a unique family home.

Constructed of high-quality Victorian engineering brick with mullioned windows, projecting buttresses, and intricate brick detailing, Fylingholm is a fine example of period craftsmanship. The impressive three-storey detached home offers over 2,250 sq.ft. of accommodation, retaining a wealth of original features including pitch-pine flooring, heavy ceiling beams, and a distinguished staircase. Thoughtfully maintained, any modern updates, such as central heating and kitchen enhancements, have been implemented with care to preserve the home's intrinsic character, as you would expect of its grade II listed status.

The Accommodation

The main entrance door opens into a lobby with a tiled floor and an inner door opening into a spacious entrance hallway from where stairs rise to the upper floors and doors open to the dining kitchen and into the lounge.

The principal reception room is the lounge with windows to the front and side, to get the best from the south and west aspect, as well as part glazed door opening out to the pergola and garden on the side of the house. The focal point of the room is a cast fireplace with tiling and an oak mantel and overmantel.

The heart of the home is the large dining-kitchen, which remains resolutely unfitted, with panoramic sea views, from Robin Hoods Bay to Ravenscar. A recently installed electric Aga provides warmth and character, while leaving ample space for a large table, working surfaces and informal seating.

The original back door leading from the kitchen opens to a garden room created from enclosing an open yard with a conservatory-style clear roof, linking to the outbuildings and offering a door out into the rear garden, as well as having partitioned space for a boiler room and store. Connecting double doors open onto the

study, (formerly a wash house and forge) with library shelved walls and an external, original door into the front garden.

To the first floor there are three bedrooms with period fireplaces including a master bedroom over the lounge with a dual aspect and a door onto what is a small balcony with sea views. The house bathroom also lies on this level with an airing cupboard and an original cast iron bath. The second floor consists of two double bedrooms and a walk-in box room and panoramic views of the sea and surrounding countryside.

The property is presented throughout in a way to showcase its fabulous character with most rooms decorated with William Morris wallpaper.

Gardens and Grounds

Fylingholm is set within mature gardens, offering a tranquil retreat with sweeping lawns, established flower beds, and a variety of trees and shrubs. The gardens provide a perfect setting for outdoor entertaining and relaxation, with several secluded spots to enjoy the stunning views of the surroundings up to the moors and down towards the sea. The most notable feature within the gardens is the huge pine tree, which means that the property is easily identified from a distance.

The house features a small driveway with space for two vehicles off the road, as well as accommodating the oil tank for the central heating. To the side of the house lies a sheltered brick log/coal store attached to the study. Within the garden are two small timber garden sheds.

The former orchard, now overgrown extends to approximately 0.260 of an acre, lies on the opposite side of the road from the house and garden. Comprising a south facing sheltered plot, with a beautiful view of the valley to the sea. This area is now well wooded with apple trees, hazels, oaks and other broadleaves. The present owner has never used any chemical weed killer in any part of the gardens since 1977.

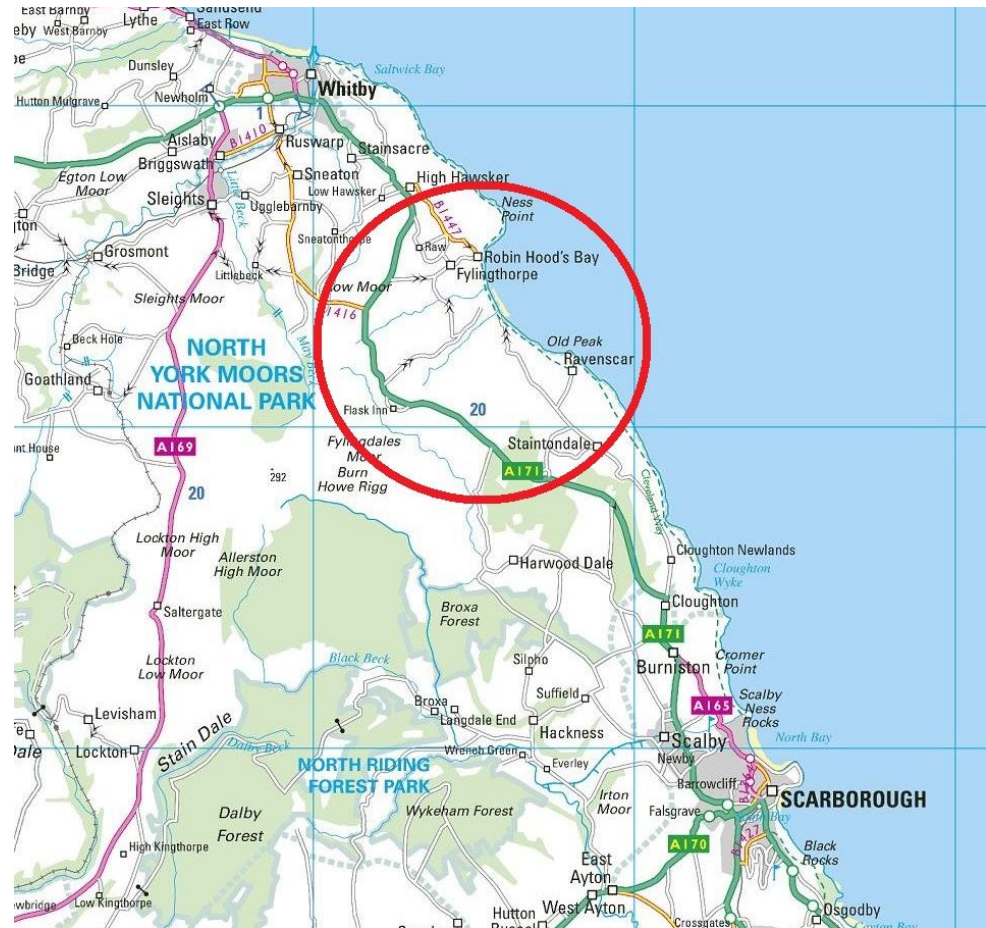
Local Amenities

The beach lies around half a mile away at Boggle Hole where you can also join the Cleveland Way. The old railway line running down the coast is a lovely resource being about half a mile inland. Pubs and local shops can be found in Fylingthorpe and Robin Hoods Bay. Secondary schools and shopping are in Scarborough and Whitby.

GENERAL REMARKS AND STIPULATIONS

Method of Sale: The property is offered for sale private treaty negotiation.

Tenure: We understand that the property is freehold and that vacant possession will be granted on completion.



Directions: See also location plans provided. Travelling on the A171 between Whitby & Scarborough turn off at Pond Hill and follow the road down towards Boggle Hole and you will find Fylingholm on your left hand side after about 1½ miles from the junction.

Services: Mains water and electricity. Oil central heating. Septic tank private drainage.



Viewing: Viewings are strictly by prior appointment through the selling agents, with no direct approach or visitors to the property. All interested parties should discuss any specific issues that may affect their interest with the agents' office prior travelling or making an appointment to view.

Planning: The property is a grade II listed building. The planning authority is The North York Moors National Park.

Council Tax: Band E - £2,790 payable for 2024/5. North Yorkshire Council.

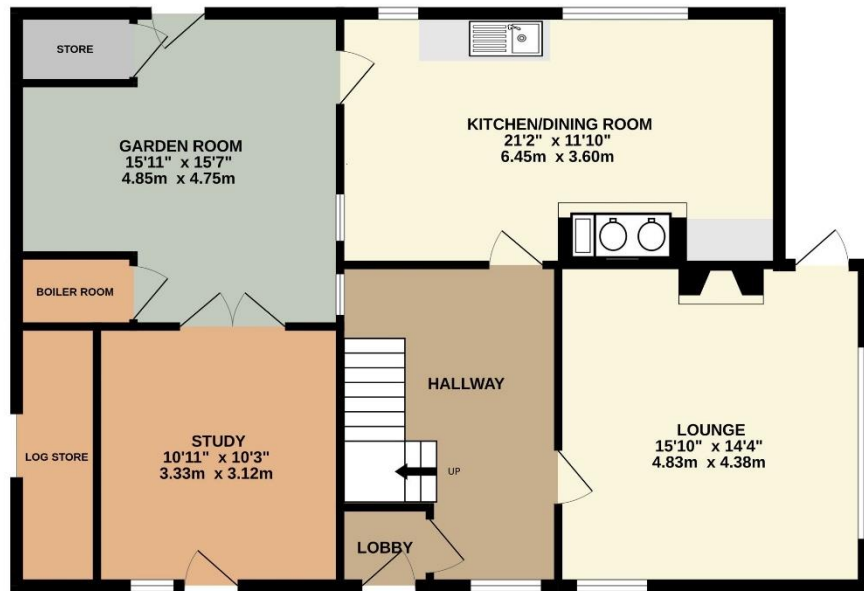
Post Code: YO22 4QG

What Three Words: paddlers.daydream.yield

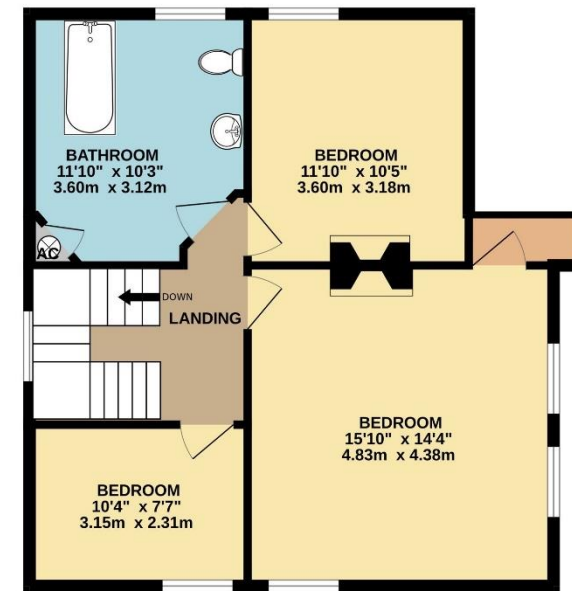
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

IMPORTANT NOTICE

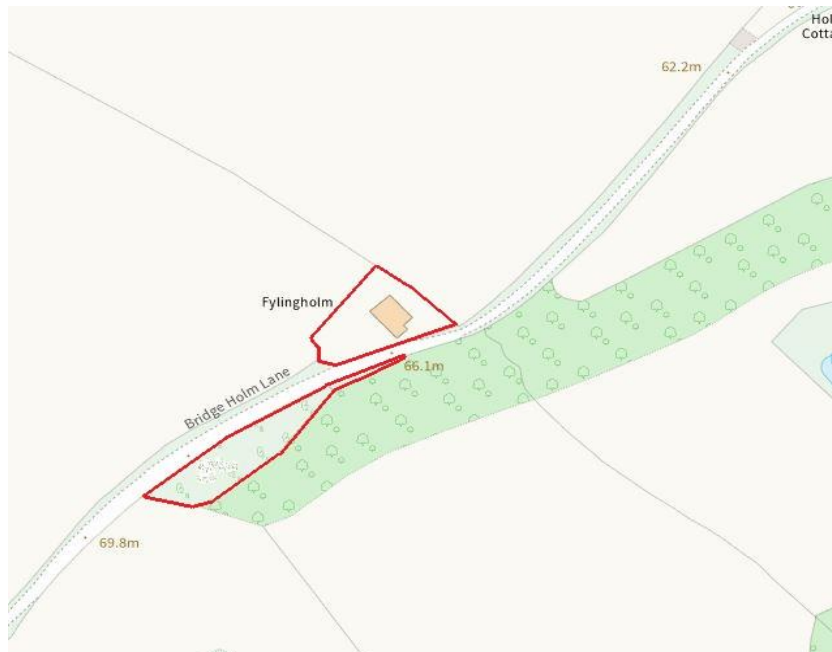
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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