



# RICHARDSON & SMITH

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## THE BYRE & ANNEX TOFT HOUSE FARM, AISLABY, Nr WHITBY

*Whitby approx. 3 miles*



**A WELL-PRESENTED, SPACIOUS, 3 BEDROOM HOUSE, WITH AN ADJOINING 1 BEDROOM ANNEX COTTAGE. SET IN THIS EXCLUSIVE SCHEME OF BARN CONVERSIONS ON THE EDGE OF THIS POPULAR VILLAGE, HANDY FOR THE TOWN, COAST AND MOORS. FINISHED TO A SUPERIOR SPECIFICATION, THE PROPERTY HAS FLEXIBILITY AND LETTING POTENTIAL.**

House: Dining Kitchen, WC Cloakroom, Lounge.

1<sup>st</sup> Floor: Landing, Master Bedroom with En-Suite, 2 Further Double / Twin Bedrooms and House Shower Room.

Annex: Dining Kitchen, Living Room, Mezzanine Bedroom with En-Suite Shower Room.

Paved Patio Area. 2x Allocated Parking Spaces. Fuel Storage in Barn.

**Guide Price: £425,000**

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### **PARTICULARS OF SALE**

Formerly the farm buildings associated with Toft House Farm, The Byre and Annex were converted in around 2007. The goal was to retain as much of the form and character of the original buildings whilst producing luxury modern dwellings and the results speak for themselves.

#### **The Byre**

From the paved patio at the front of the building an entrance door opens into a tiled reception area which opens directly in to the dining kitchen with doors off to the lounge and to a lobby leading through to a WC Cloakroom.



The dining kitchen has a tiled floor and a broad arched window to the front. It is fitted with a range of modern units with fixed equipment including washer, dishwasher, fridge-freezer, space for range oven with cooker hood over.



The lounge also has a tiled floor with underfloor heating, an arched window and a further window to the front. An oak staircase rises to the first floor where an L shaped hallway offers access to the bedrooms and house shower room.



The master bedroom is a huge double bedroom with Velux rooflight windows to the front and rear. A door opens to a en-suite bathroom with a modern white suite with a rooflight window to the front.

The second bedroom is also a double room with Velux rooflight windows to the front and rear. The third bedroom is a twin room with a Velux rooflight to the rear.

The house bathroom has a tiled walk-in shower, a low flush WC and basin set in a vanity unit. Velux rooflight to the front.

#### **The Annex**

Lying on the west end of The Byre an entrance door set in a double glazed screen opens directly into...



Dining Kitchen: with an interconnecting door back to the dining kitchen of The Byre, the dining kitchen in the annex is an impressive double height space with twin Velux roof lights and an open archway to the lounge area, whilst being overlooked at first floor level by the mezzanine bedroom / sleeping area. The kitchen includes underfloor heating and has a modern range of units with integrate appliances including an oven, hob, cooker hood, automatic dishwasher and washing machine. It also houses the oil central heating boiler.

Lounge: lying off the kitchen with fitted carpet and inset spot lighting. The stairs rise up directly to ...





**Mezzanine Bedroom:** with an eaves storage cupboard and a rail facing over the dining kitchen. Inset spot lighting and bifold door to ....



**En-Suite Shower Room:** with tiled floor and a spacious shower cubicle, WC and basin in vanity.

### Outside

The property faces into a yard, most of which is owned by this property, but subject to rights of access on foot only for the neighbouring barn conversions. There are two stoned parking spaces allocated to the property. There is also a wide, stone paved patio which is private to The Byre & Annex, running across the front of the building.

### 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.

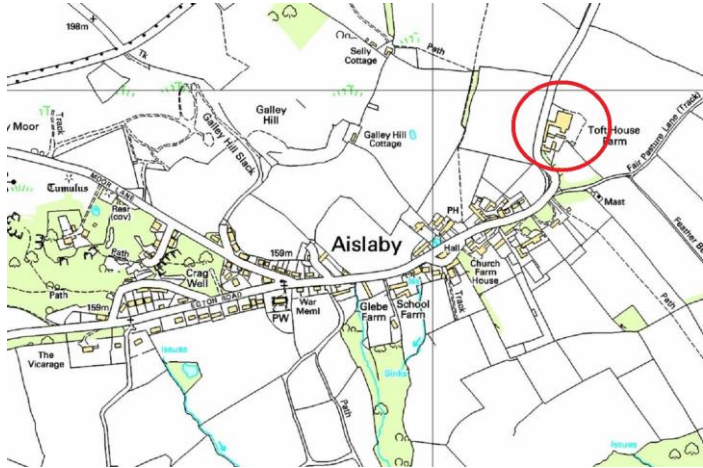
**Method of Sale:** The property is offered for sale by negotiation and a whole.

**Services:** The property is connected to metered mains water, electricity and drainage. The house and annex each have separate oil fueled combi-style central heating boilers with bulk tanks lying in the barn by the entrance to the farmstead. Underfloor heating to ground floors.

**Tenure:** Freehold with vacant possession on completion.



**Directions:** From the town, head towards Guisborough on the A171 passing the roundabout junction with the A169 towards Sleights and Pickering. Take the next turn on your left, signposted for Aislaby and the entrance to Toft House Farm lies on your left, just after the 'Aislaby' sign at the entrance to the village. Park by the barn and as you enter the courtyard you will see The Byre and Annex directly in front of you. See also location plan.



**Council Tax:** The Byre is band C for council tax and there is an interconnecting door sealed up between the two properties. Approx £2,150 respectively for 2025-6. North Yorkshire Council. Tel 01723 232323

**Planning:** The property is not a listed building but does lie in a designated Conservation Area in the North York Moors National Park. Tel: 01439 770 657

**Post Code:** YO21 1AG

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	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*



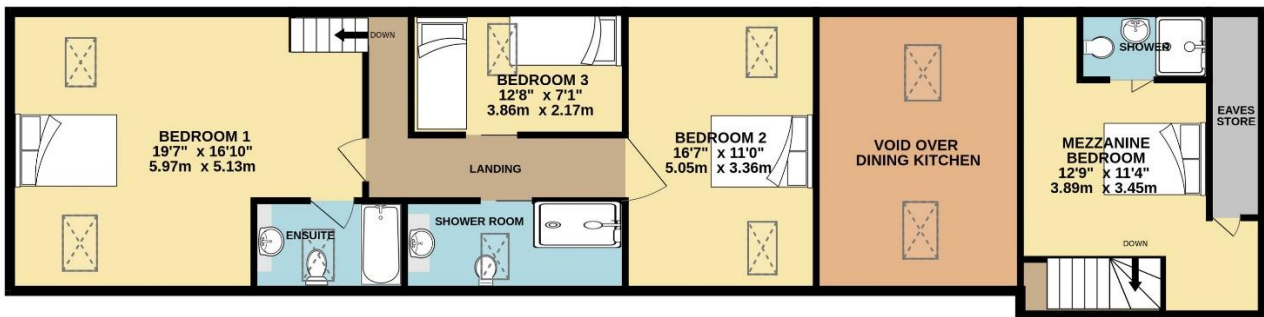
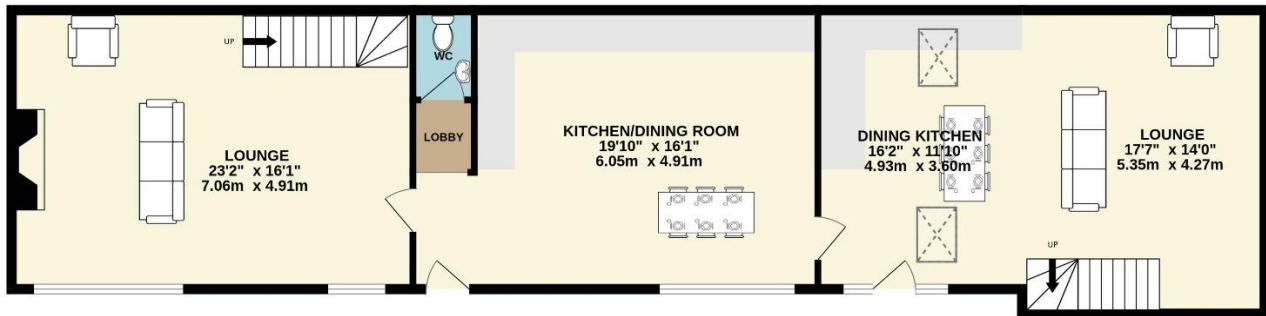
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TOTAL FLOOR AREA : 2364 sq.ft. (219.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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