

# MULGRAVE

— ESTATE —

To Let

## Lythe Hall

Lythe, Whitby YO21 3RL



**A FINE COUNTRY RESIDENCE, CLOSE TO THE BEAUTIFUL BEACH AT SANDSEND AND THE HISTORIC PORT OF WHITBY**

**GRADE II LISTED  
SIX BEDROOMS  
FOUR RECEPTIONS  
WALLED GARDENS WITH POND & SUMMER HOUSE**

**Occupying a private location in the rural village of Lythe, this impressive detached property offers lawns to the west and south and a rear walled garden, with views over open countryside towards the coast at Sandsend. Lythe is a small yet thriving village offering a community shop with post office, primary school and pub.**



**Lythe Hall offers over 4700 sq ft of impressive accommodation over three floors. The property has been sensitively refurbished to retain the original character.**

**The ground floor comprises four reception rooms, including a grand drawing room, kitchen and utility.**

**On the first floor are four bedrooms, two are ensuite and a family bathroom. The south wing has two more bedrooms, two bathrooms and offers the opportunity for a private annex if required.**

**Retaining a sense of grandeur throughout with spacious reception rooms, bespoke cabinetry, cellar, stone flag & wood floors and traditional sliding sash windows and shutters. Outside there is an adjoining garage and outbuilding offering office space and a log/coal store.**









### **Outside**

Garage, parking for a number of vehicles. Lawns, walled garden, stone summer house and pond. Oil tank. Coal/log store and office/store.

### **General Information**

Viewings available now – strictly by appointment only

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

### **Services**

Mains electric, water and drainage. Oil fired heating.

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 F

**EPC Rating** E47

**Guide Rental** £3500.00 pcm

**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.

