



RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

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• Estate Agents

LOW FARM COTTAGE, 25 LOW LANE, MICKLEBY

Lythe 3 miles

Runswick Bay 2½ miles

Whitby 7 miles

Guisborough 14 miles

(Distances are approximate)



A TRADITIONAL RECENTLY UPDATED 3 BEDROOMED SEMI-DETACHED COTTAGE WITH GARDENS, LARGE BARN, YARD AND Paddock. SET ON THE EDGE OF A PICTURESQUE RURAL VILLAGE WITH UNRIVALLED PANORAMIC VIEWS TOWARDS MULGRAVE AND CLOSE TO SANDSEND, RUNSWICK BAY & WHITBY. AN IDEAL LIFESTYLE CHOICE RARELY AVAILABLE AT AN AFFORDABLE PRICE. EARLY VIEWING IS RECOMMENDED.

Accommodation:

Hallway, WC Cloakroom, Lounge, Store, Boiler Room, Dining Kitchen.

1st Floor: Landing, 3 Double/Twin Bedrooms, Small office Room, Bathroom.

Gardens. Driveway Parking.

General Purpose Barns, Concrete Hardstanding, Yard and Paddock.

In total approx. 2.1 acres



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PARTICULARS OF SALE

Extensively refurbished yet sympathetic to its heritage, low farm cottage was built in 1776 of local sandstone under a red pantile roof and is fully double glazed. The cottage adjoins low farmhouse to the south and enjoys splendid views down the valley. The property was recently modernised by the current owners with new kitchen, bathroom and heating system. It retains many origin features, has lots of character and offers practical family accommodation or an ideal home in retirement.



The cottage sits on a quiet dead-end lane which leads to a scenic bridle path. The barns, paddock and spacious yard are immediately opposite on the other side of the lane through a five bar gate. It has private mature gardens to front and back with good, enclosed parking with easy access to the rear door.

This panelled entrance door leads onto a hallway with stairs off to the first floor and doors opening into

WC Cloakroom: with a white suite including WC and wash hand basin.



Lounge: with a large window facing onto the front garden and superb views over open countryside, this good sized and well-lit room features a solid oak floor throughout, a beamed ceiling and an inglenook style fireplace with stone hearth and electric stove. Two useful storage cupboards sit behind original heritage wooden doors off the living room, one contains the modern boiler. A further door from the lounge opens onto a small computer room with desk shelf used as home office/cloakroom with a window of its own facing onto the garden.

A further door leads to...



Dining Kitchen: Spacious Dining Kitchen fitted with an attractive modern range of cabinets with laminate worktops. A stainless-steel sink sits under a window offering views onto the drive/rear garden of the property. Brand- new electric oven with cooker-hood over, positions for an automatic dishwasher and washing machine and plenty of space for a good sized dining table. Tiled floor and an original feature beamed ceiling. Two further windows to the side and a panelled front door opening out onto steps down into the front gardens and patio



First Floor

The staircase rises from the entrance hallway to a landing with a broad airing cupboard and doors opening to...



Bedroom 1: A spacious double room with a wide Velux roof-light and a broad window facing to the front from which there are attractive views over the garden and the surrounding countryside



Bedroom 2: A twin bedroom with a window and a wide Velux roof-light facing to the front.



Bedroom 3: A twin bedroom with a window to the side and a wide Velux roof-light facing to the front.



Bathroom: An L-shaped bathroom fitted with a modern white suite comprising a circular panelled shower over modern bath, wash basin set in vanity unit and low flush WC. Extractor fan, inset spotlighting.

Outside

To the front of the property is a two-level garden, accessible via a short flight of steps from the dining kitchen.



The upper section, lying nearest to the house, includes a broad concrete patio area immediately in front of the cottage, with a lawn beyond bounded by hedges. A hand gate opens onto the lane and a further hand gate opens through into a lower level of garden with a lawn bordered by shrubs and trees.



To the rear of the cottage lies a concrete driveway area accessible from the lane via a wide 5 bar gate. The rear garden includes a further small area of lawn, with trees and shrubs. The drive is bounded by a feature stone wall and hedge. The bulk oil tank for the central heating lies within this area and there are several stone troughs used as planters.

Land and Barns

Right next to the cottage, on the other side of Low Lane, a 5-bar gate takes you through a short concreted drive into a private high fenced area which contains a very spacious yard with two large former farm buildings. A further area of hard-standing and a grassed paddock giving a total of over 2 acres. The land, yard and barns can also be accessed from a useful gate further up Low Lane adjacent to the barn conversion known as Valley View

Barn 1: 60' x 45' A large 4 bay modern portal frame building built in block with a concrete floor, Yorkshire board timber cladding, fibre cement roof and timber uprights
NB There is a metered mains water supply to the barns. Electric is not currently connected but sockets and lights are in place ready for a generator or mains supply.



Barn 2: 60' x 45' A second building, adjoining the first to the south, of similar construction but with a central row of pillars for support.

Hard Standing: 40' x 200' plus A former silage clamp with bunded walls now used for hardstanding.



Paddock: The grazing paddock of good quality grassland extends to 1.2 acres and is gently sloping from west to east with excellent recessed road access from a 5 bar gate off Low Lane. The buildings and yard area adjoin the paddock it to its eastern end adjacent to the cottage. Taken together they offer great amenity to this smallholding and have the potential for a variety of uses.



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.

GENERAL REMARKS & 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



Directions: From Whitby head towards Saltburn on the coast road (A174), turning left where signposted to Mickleyby – see also location plan. As you enter the village and the road bends to the right, turn left and you will find Low Farm Cottage on your left, marked by the Richardson and Smith 'For Sale' board.



Services: The property is connected to mains water, electricity and drainage. Heating is provided by an oil fueled central heating boiler located in the boiler room off the lounge. Double glazed throughout.

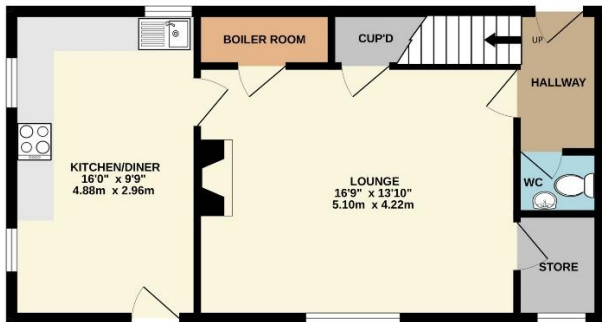
Planning: The property lies within the North York Moors National Park, The Old Vicarage, Bondgate, Helmsley YO62 5BP. Telephone: 01439 770657

Council Tax: Band 'D' approx. £2,418 payable for 2024-25. North Yorkshire Council. Tel 01723 232323.

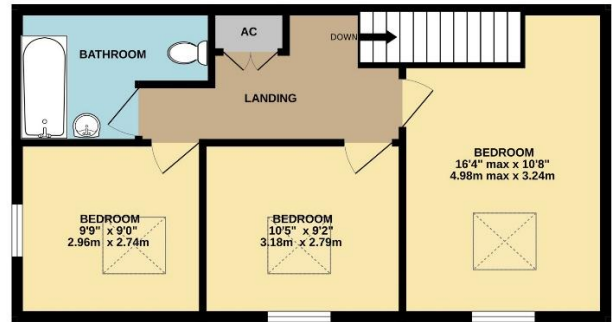
Post Code: TS13 5LY

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

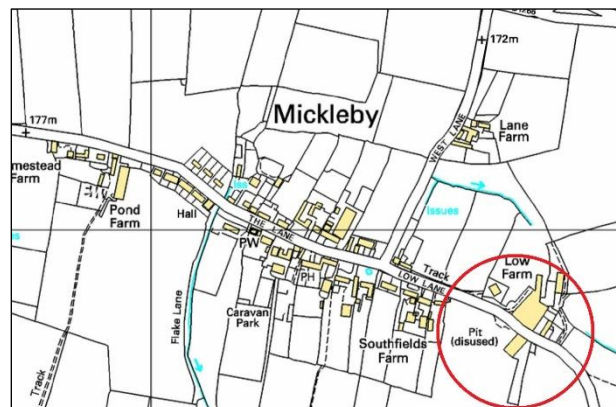


GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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