

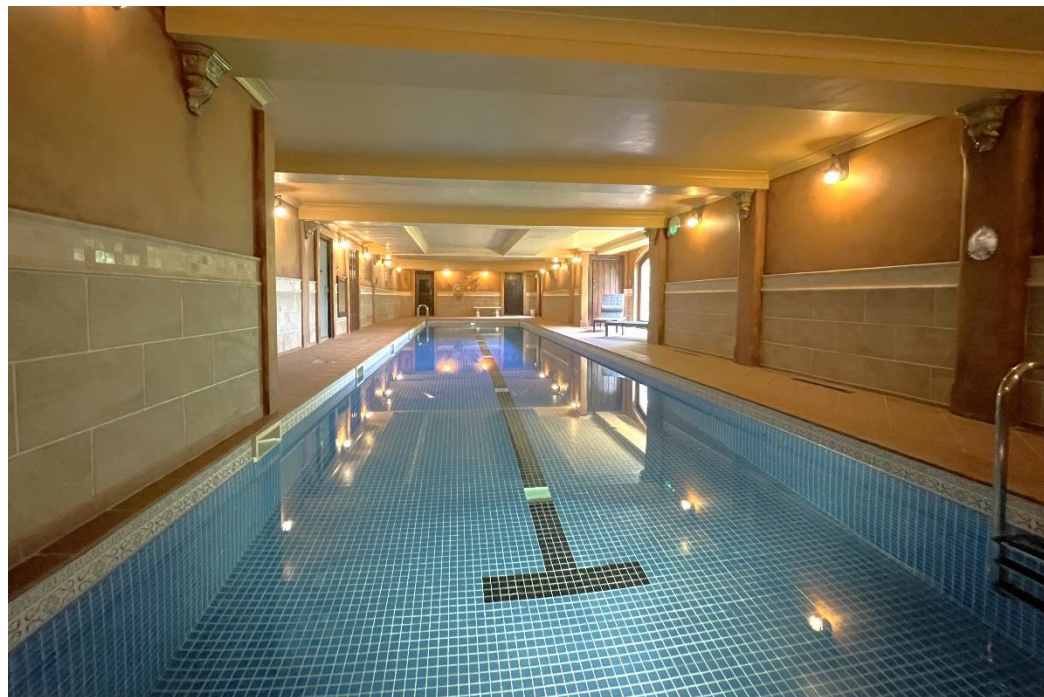
# Red House Farm, Glaisdale



**RICHARDSON & SMITH**

Chartered Surveyors • Estate Agents • Auctioneers • Valuers







# Red House Farm, Glaisdale North York Moors National Park

Whitby 11 miles

Guisborough 19 miles

York 42 miles

Middlesbrough 29 miles

All distances are approximate



**A LUXURY GRADE II LISTED RESIDENTIAL SMALLHOLDING COMPRISING A 7 BEDROOM FARMHOUSE, A STUNNING LEISURE SUITE WITH GYMNASIUM AND SWIMMING POOL, 3 HOLIDAY LETTING UNITS, TRADITIONAL OUTBUILDINGS AND A BLOCK OF AMENITY GRAZING. ALL SITUATED WITHIN WALKING DISTANCE OF GLAISDALE VILLAGE IN THE HEART OF THE NORTH YORK MOORS NATIONAL PARK.**

**Accommodation:**

*Farmhouse: 2 Reception Rooms, Garden Room, Kitchen, Ancillary Rooms and Garage. 4 Bedrooms with En-Suites, 3 further Bedrooms/Study/Stores.*

*Luxury Leisure Suite with Swimming Pool, Plant Room, Pool WC, Gym, Reception, Steam Hammam, Kitchen, Ladies and Gents Changing, WC.*

*Barn Conversions: 2x 2 Bedroom Cottages, 1x Studio Apartment, Snooker Room.*

*Traditional Barns offering Byres, Cart Sheds, Garages/ Workshops, Stores, Kennels, etc. Gardens, Paddocks including Field Shelter, Pond.*

***In all approximately 5.8 acres***



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### **PARTICULARS OF SALE**

The property comprises a farmhouse, which has operated as a bed and breakfast property, a leisure suite, 2 holiday cottages and a holiday apartment, domestic and agricultural buildings, gardens and paddocks. The entire property lies within a ring-fence extending in total to approx. 5.81 acres.

The house stands at the eastern end of the property and backs onto the dale road, adjoined by the leisure suite. The main access into the property enters on the north side of the house and wraps around the house's garden to enter the yard. The cottages and the majority of the farm buildings lie to the south of the yard, but an L-shaped range lies to the east and also forms the north side of what is effectively a loose quadrilateral. The yard expands beyond these buildings to offer parking. A pond lies to the east of the cottages to complete the steading and the paddock land lies beyond this, to the south and east.

### **THE FARMHOUSE**

Built in the late 17th / early 18th Century the farmhouse is constructed in finely coursed stone under a pantile roof. A classically Georgian looking building, the house has been used as a Bed and Breakfast business as well as a family home.

From the garden the principal front door opens into a hallway with part panelled walls and a staircase rising to the first floor. To the rear there is a cloakroom with WC and wash basin, and doors lead off to the dining room and lounge. The lounge has windows to the front and rear, a broad stone fireplace and a door that connects to the leisure suite – see later.



The dining room has a broad inglenook and window to the front plus a byre style door to the rear opening into a loggia opening out to the rear garden. From the dining room a broad arch opens through to the kitchen which has a bespoke arrangement of pitch pine cabinets with tiled worktops. A door opens through to the garden room, and further doors open to a pantry and a side hall. The garden room is timber framed and has doors opening out to the garden. The pantry is spacious, lying on the back of the house, with a door to the side hallway.

The side hall / boot room has a stable style door to the side, and doors opening to a coal store, a WC and to an integral garage. There is also a boiler room housing the oil-fired central heating boiler as well as having laundry positions for washing machine and tumble dryer.

### **The Wing**

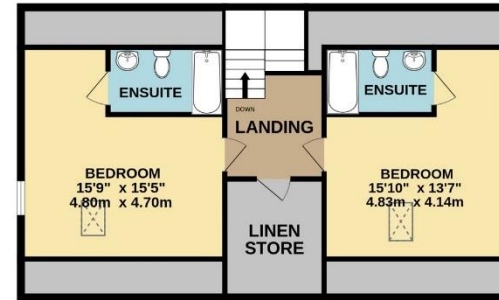
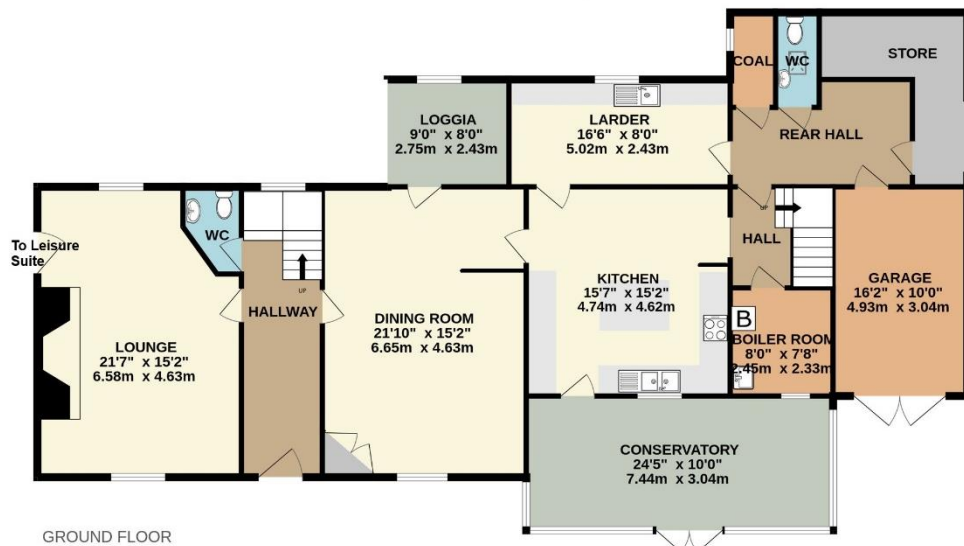
From the side hall a stair rises up to a landing at first floor level on the north side of the building where there is a window to the front and a walk-in store cupboard which has formerly been a photographic 'dark room'. From the landing, doors open to a box store room, which alternately could be an additional single bedroom with windows to the side and rear. On the other side of the landing is an office which is alternately a further double bedroom.

### **First Floor**

The staircase rises from the entrance hallway to a first floor landing where doors open to a master bedroom suite, bedrooms 2 and 3 and a house bathroom.

The master bedroom suite comprises a double bedroom with a sash window to the front and built in wardrobes plus a connecting door into a bathroom at the rear with a shower, bath, WC, basin and bidet.





Measurements are approximate.  
Not to scale. Illustrative purposes only  
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The second bedroom is also a double with a sash window to the front and an interconnecting door to the Jack 'n' Jill house bathroom lying to the rear. The house bathroom has a bath, WC, bidet and wash basin. The third bedroom is a small single room lying to the front.

## Second Floor

The staircase rises again from the first floor, through a door, to the second floor landing which has rooflight windows to the rear. Off the landing lies a large, walk-in, linen cupboard and doors open to 2 further bedroom suites.

Bedroom suite 4 lies to the south side and has a twin bedroom with a rooflight window to the front and a window to the side. A connecting door opens into a partitioned bathroom with a panel bath with shower over, basin and WC.

Bedroom suite 5 lies on the opposite side of the landing and is essentially similar, but with a double bed rather than twin beds. It also has a partitioned bathroom to the rear.

## Outside

The property has garden areas both to the front and the rear. The garden is divided by hedges and has formal lawns to either side of a central garden path in the middle section leading up to the front door, whilst the other areas to the sides are less structured but planted with fruit and vegetables, fruit trees, etc. To the rear the gardens slope down to the house from the drystone wall along the edge of the dale road.









### THE LEISURE SUITE

Lying attached to the southern end of the farmhouse, with interconnecting back-to-back doors giving a direct connection from the lounge of the house through into the swimming pool area, the leisure suite is a professional grade facility that is somewhat surprising.

Built of local stone under a pantile roof, the barn housing the facility is 2 stories tall but built into a hillside, so that there is a level entrance from the dale road, at the rear, and level access to the lower level from the house gardens / yard at the front.

The lower level is a fully tiled, heated swimming pool with 2 lanes, 18m in length, ringed by a wide tiled border with half tiled walls and a seating area with arched double doors to the yard and garden.

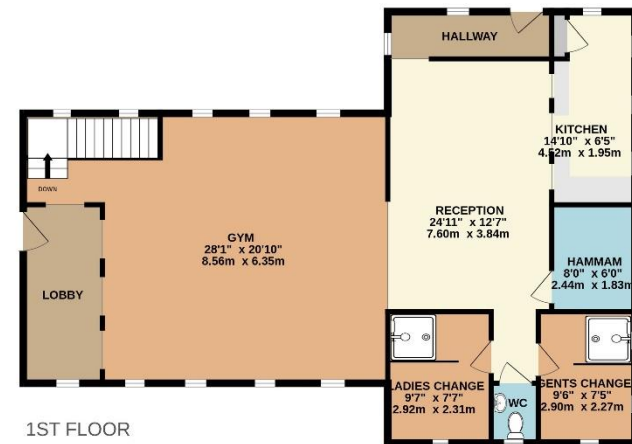
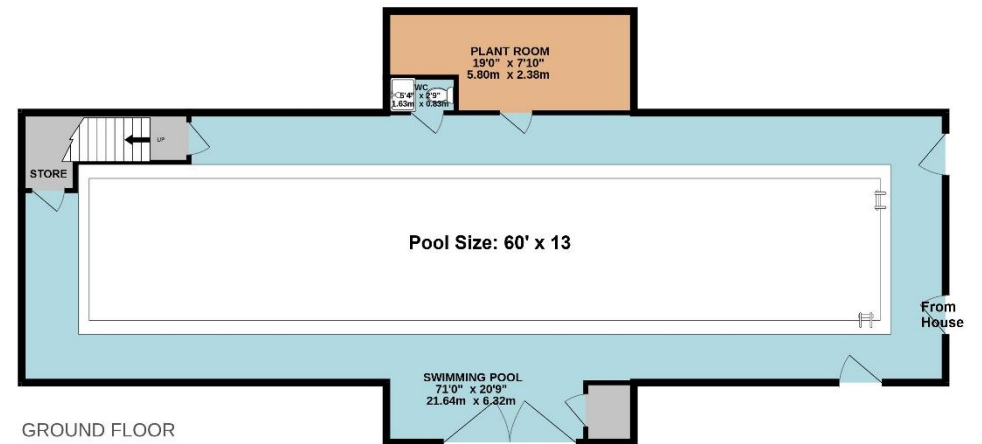
Recessed space includes a WC and a plant room with commercial quality heating and filtration systems. There are external doors to the front and side and a further door onto a solid stair rising up to the upper level of the building.

The upper floor can be accessed from the side, off the dale road, where a glazed door opens into a hallway leading through into a spacious reception lounge area, with a kitchenette off to the side.

From here there are doors to a hammam steam room, ladies and gents changing rooms with showers, and a separate WC.

A wide archway links from the reception lounge into a gym fitness area with a sloping roof and laminate flooring, housing a variety of aerobic fitness machines. The internal stair to the swimming pool descends from the far end of the fitness suite, and there is an external door where there is a flight of stone steps down into the garden.

The whole of this arrangement is exceptionally high quality, with many areas finished in fine-quality marble, such as the changing rooms, cloakroom and steam-room. There are also marble finishes in the entrance hallway and kitchenette.



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### **THE HOLIDAY COTTAGES**

The cottages lie to the south of the house and are a separately recorded listed building. Converted in around 1990, to an award-winning standard, the two-story stone-built building has a clay tile roof and is bisected by a central archway.

The building is divided into 2 cottages and a studio apartment, with snooker room also on the ground floor. The cottages have ample parking, away from the main house, and each unit has a designated 'garden' area for outside seating. The garage workshop adjoins this building.

### **Old Sheaf Store**

The eastern end of the building is an end-terrace barn conversion cottage. The ground floor comprises 2 double bedrooms and a bathroom. Upstairs, there is an open plan living room with kitchen.

### **Threshing Barn**

A mid-terrace barn conversion cottage with an open-plan living room and kitchen on the ground floor and double and twin bedrooms, plus a bathroom, at first floor level.

### **The Hayloft**

Accessed via an external flight of stone steps on the end of the building, the Hayloft is a studio apartment barn conversion set at first floor level above the snooker room. The space is divided into a living room, a sleeping area with a double bed and a kitchenette. A bathroom is partitioned in a corner of the space.



### **Snooker Room**

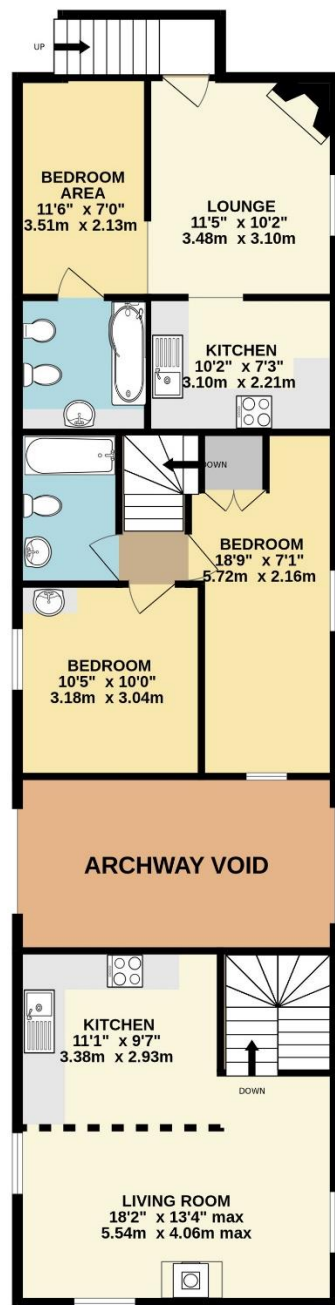
A ground-floor room housing a 9 foot long snooker table, dart board, etc.







GROUND FLOOR



1ST FLOOR

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### THE FARM BUILDINGS

The property includes a variety of traditionally built out buildings, shown numbered 1-4 on the plan below. F is the farmhouse, L the leisure suite and C the cottages.



**Building 1: (28' x 26' plus 21' x 14')** There are two interconnecting stone garage workshops lying adjoining the holiday cottages, built of stone under pantile roofs. There are internal steps up to a mezzanine storage area over the garage workspace. Adjoining the garages is an open fronted (and open backed) stone-built cart shed with a pantile roof.

**Building 2: (42' x 13')** An open-fronted 4 bay building ideal for implements or livestock.

**Building 3: (13' x 40' plus 39' x 10')** An L-shaped range of buildings, including a garage, stores, stables, a work room and small byres. This range is built in local stone with a pantile roof and faces onto a cobbled yard.

**Building 4: (16' x 13' plus runs)** On the corner of the garden to house, lies a small stone and pantile outbuilding and yard, that were formerly dog kennels and runs.

A cobbled yard with an L shaped range of duck houses lies on the northwest side of the pond.

There is a field shelter in the paddocks immediately southeast of the yard.



### THE LAND

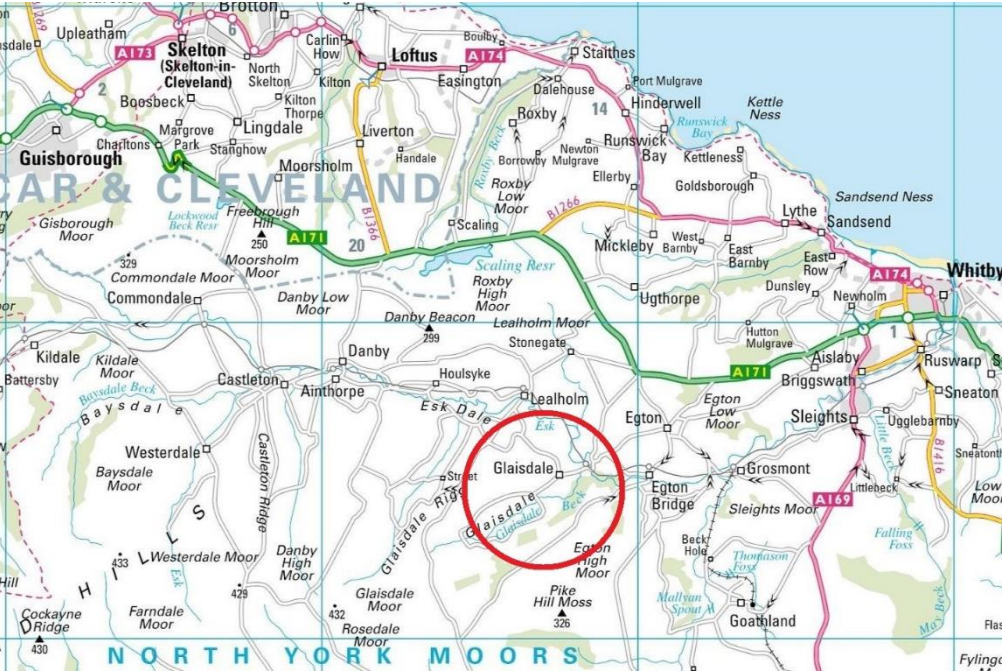
A land is gently sloping, good quality pasture divided into 6 paddocks with quality fencing and drinking troughs. The paddocks amount to a total of around 4.73 acres of grazing.





**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.



**Directions:** Glaisdale lies in the mid Esk Valley around 10 miles west of Whitby and is well signed from the A171 moor road between Whitby and Guisborough. From the village head south past the church into Glaisdale Dale and Red House Farm lies on the left hand side opposite the driveway to the village school. See also location plans.

**Method of Sale:** The property is offered for sale as a whole. The commercial inventory for the holiday cottages can be negotiated in addition and the website for the lettings will also be transferred. [www.redhousefarm.com](http://www.redhousefarm.com)

**Services:** The property is connected to mains water and electricity. The house has a septic tank drainage system and the cottages are connected to Klargester mini-treatment plant. The house has an oil fuelled central heating system and there is electric heating in the cottages.

**Local Taxation:** The farmhouse is band ‘G’ – approx. £4,030 for 2025-6. The cottages are business rated with a ratable value of £4,800 pa meaning approx. £2,396 would be payable for 2025/6 before reliefs. Reliefs of up to 100% are currently available. North Yorkshire Council. Tel 0300 1321131.

**Planning:** The house and buildings are grade II listed. North York Moors National Park. Tel: 01439 772700.

**Right of Way:** The neighbouring farmer has a right to use the driveway for access to fields off the track to the north of building 3, but in practice rarely uses the access.

**Court Leet:** A small charge of £5 is levied annually by Danby Court Leet for the property’s water collection tank being located on common land near to the property.

**Tenure:** Freehold with registered title.

**Post Code:** YO21 2PZ



**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.*

