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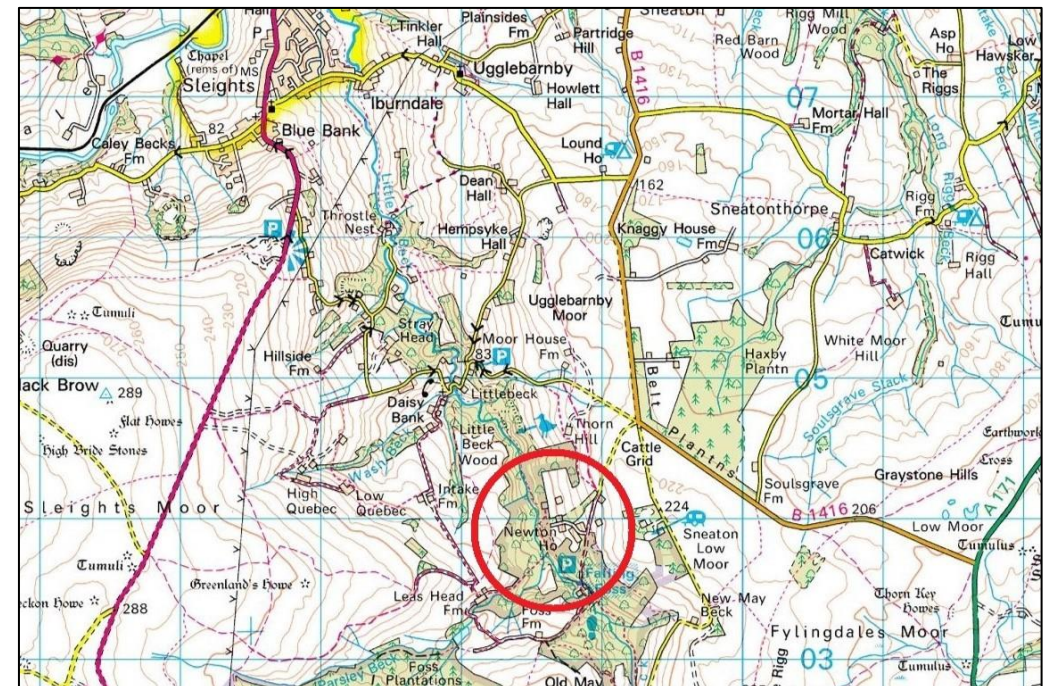
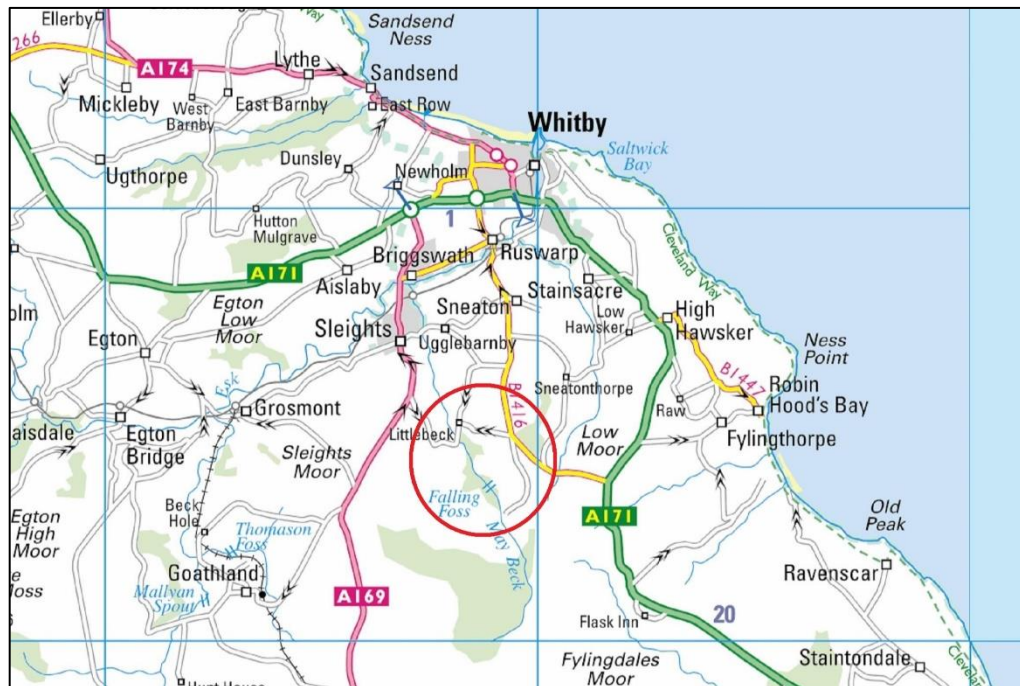
Chartered Surveyors • Estate Agents • Auctioneers • Valuers

Newton House, Falling Foss



TOTAL FLOOR AREA : 5679 sq.ft. (527.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Newton House, Falling Foss North York Moors National Park, Near Whitby

Whitby 5.5 miles

Fylingthorpe 4.5 miles

Sleights 3.5 miles

Ruswarp 3.5 miles

(All distances are approximate)



A HIDDEN GEM WITHIN THE NORTH YORK MOORS, NEWTON HOUSE LIES OFF THE BEATEN TRACK, SURROUNDED BY WOODS AND FARMLAND ONLY A FEW MILES SOUTH OF WHITBY, YET UNKNOWN BY MOST. ORIGINALLY DATING FROM THE 17TH CENTURY, WITH 18TH AND 19TH CENTURY ADDITIONS, THIS PERIOD HOUSE HAS WONDERFUL POTENTIAL, BUT NEEDS SIGNIFICANT RENOVATION AND MODERNISATION. FORTUNATELY, MANY ORIGINAL DETAILS HAVE BEEN RETAINED INCLUDING FLAGSTONE FLOORS, PANELLED DOORS AND WINDOWS, STAIRCASE AND FIREPLACES.

Porch & Hallway, Conservatory, 5 Ground Floor Reception Rooms, Kitchen, Scullery, Larder, Pantry, Store, Boiler Room, WC Cloakroom.

1st Floor: 10 x Double/Twin Bedrooms, 6th Reception Room, Bathroom, Shower Room & WC Cloakroom.

Spacious, part walled gardens to front and rear. Dilapidated outbuildings including potting shed and greenhouse. Woodland.

Extending to approximately 2.75 acres in total



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PARTICULARS OF SALE

Newton House is a small country house dating from the 18th Century with later 19th and 20th Century additions. It is a grade II listed stone-built property with a slated roof and timber framed windows. The building faces southwest over its own gardens & woods/moors beyond.

Newton House lies in a rural location approximately 5½ miles to the south of Whitby in the North York Moors National Park. The property is set back from public roads in a valley between Sleights and Fylingdales Moors approximately half a mile from Falling Foss, a locally well-known waterfall, on the edge of Maybecks Woods, about ¾ mile (as the crow flies) from the hamlet of Littlebeck.

Approached from the front garden, an entrance porch, with windows to either side has a panelled door opening through into a central hallway with period staircase, stone floor and a broad, panelled back door opening to the rear portico. The hallway is 'T' shaped, leading to the very southern end of the building which offers accommodation comprising...

Conservatory – timber framed on a stone base with polycarbonate roof.



Drawing Room – with 2 windows to the rear, a grey marble fireplace and ceiling cornice.

Sitting Room – with bay window to the front, ceiling cornice and rose and a grey marble fireplace, with a large solid fuel stove, with back boiler which services some radiators within the property and hot water. A connecting door leads from here through to...



Dining Room – with 2 sash windows to the front, ceiling cornice and rose, open fire with marble hearth and surround and oak mantel.

WC Cloakroom - with low flush WC and wash hand basin. Window to the rear.

Office – with window to the rear.

Kitchen – with an oil fueled Aga and a sash window to the rear, an internal window and door opening through to a dining area, with pine cupboards, with granite worktops and double bowl sink unit. It is understood that there are old cellars under the kitchen floor but these are difficult to access.



Old Kitchen – the original kitchen, now an additional reception room has 2 sash windows to the front and arched recesses, including the former fireplace.

A connecting door and an inner corridor gives access to...

Scullery – a spacious storage room with back stairs rising to the first floor and a simple range of units including a stainless-steel sink unit. Sash windows face to the front.



Larder – with sash window to the front and meat hooks.

Snug Living Room – with stone paved floor, sash windows facing to the side and rear.



Store – with windows to the side and rear.

Pantry – shelved, with 2 borrowed light windows facing into the corridor.

Reaching the northern end of the house is a porch with a back door to the rear, a glazed door to the front and 2 windows to the side. Off this room lies a store that was formerly the boiler house.



First Floor

The staircase rises from the ground floor central hallway up to a galleried landing, with corridors off to either wing of the house.



Bedroom – a small double bedroom with sash window to the rear.

Bedroom – a medium sized double bedroom with window to the rear.

Bedroom – a double bedroom with window facing to the rear.

WC Cloakroom - with low flush WC and basin. Window facing to the side.

Bedroom – a large, premium sized, double bedroom with 2 sash windows facing to the front, recessed cupboard, ceiling cornice and 2 ceiling roses.



Bedroom – another large double bedroom with 2 sash windows facing to the front, cupboard and connecting door to the bathroom, plus wash hand basin.

Bathroom – with freestanding bath, shower cubicle, low flush WC and basin set in a vanity unit, this bathroom houses the airing cupboard.



Bedroom – a twin bedroom with sash window to the front and panelled walling.

Bedroom – a small double room with windows facing to the front of the building.

Bedroom – a small double bedroom with sash windows facing to the rear.

Inner corridor with door to back stairs down to the ground floor scullery.

Bedroom – a double bedroom with sash window to the rear.

Saloon Lounge – a first floor sitting room with 2 sash windows facing to the front, open fire with slate surround and wooden mantel.



Bedroom – a small double bedroom with window facing to the rear.

Shower Room – fitted with a modern shower cubicle, wash basin and low flush WC.

Outside

To the rear of the property there is a paved yard area beyond which lies a grassed garden planted with trees and shrubs.



At the front, the property enjoys a generous southwest facing garden sloping away from the house planted with flowers, shrubs and trees and also fringed by woodland. Within the gardens there is a greenhouse.

The property shares a driveway with The Old Coach House and will be granted a right of way for access to a new driveway parking and turning area to be created to the east of the house. Temporary access will be granted to the track to aid the refurbishment.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings are strictly by prior appointment through the selling agents. 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 falls within the administrative area of the North York Moors National Park. Tel: 01439 770657. Newton House is a grade II listed building. The creation of new driveway to the east of the house, with parking and steps down through the gardens to the rear elevation, has been confirmed to be able to take place under permitted development.

Directions: From Whitby out of the town centre as though travelling towards Guisborough on the A170 and at the roundabout on the edge of town turn left towards Ruswarp onto the B 1416. Follow this road through Ruswarp village, crossing the river and drive south towards Scarborough after around smiles you reach a sharp left hand bend with roads off to your right signed for Falling Foss. Follow this road until you reach Newton House Farm. Turn off the road here and drive through the farmstead, passing Newton Haye and Newton House lies on your left hand side at the end of the track.

See also location and boundary plans provided.

Services: The property is connected to a shared spring water supply, mains electricity and septic tank drainage, although a new sewerage treatment system will need to be installed on the property. The building has an oil Aga and a stove located in the sitting room with a back boiler that provides heating by radiators in some of the other rooms.

Council Tax: Band ‘G’ Approx £4,030 payable for 2025-6. North Yorkshire Council. Tel: 01723 232323

Post Code : YO22 5JD

Tenure: Freehold

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



The Hermitage



Tk

Track

Pond

Pond

Pump and Well

Newton House

Fountain

Newton Haye

Newton Croft

Felling

