



RICHARDSON & SMITH

Chartered Surveyors

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BEECHLANDS, 1 THE AVENUE, SLEIGHTS

Whitby 3 miles

Sandsend 5 miles

Goathland 5 miles

Distances are approximate



A SPACIOUS 4 BEDROOM EDWARDIAN SEMI-DETACHED HOUSE WITH PANORAMIC VIEWS OVER THE LOWER ESK VALLEY. CURRENTLY RUN AS A SMALL-SCALE B&B, THIS FAMILY HOUSE HAS A LARGE CORNER PLOT AND A GARAGE. THE PROPERTY RETAINS ATTRACTIVE PERIOD CHARACTER INCLUDING A DISTINCTIVE TURRET FEATURE.

Accommodation:

Hallway, Lounge with turret, Dining Room, Kitchen, Laundry, WC Cloakroom, Larder & Cellar. Landing, Master Bedroom with turret, Bathroom, Guest Bedroom with En-Suite Shower, Double and Single Bedrooms. Yard with Shed and Store. Gardens. Garage / Workshop.

Guide Price: £379,950

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PARTICULARS OF SALE

Set in an elevated position, commanding long views over the lower Esk Valley, Beechlands is a 4 bedroom, semi-detached, family house that is currently run as a small-scale B&B.

Occupying a corner plot, the house has a yard to the rear and beautiful, well-stocked gardens to the front and side, plus a garage/workshop.

From the garden path, a panelled front door set in a glazed screen opens into a broad entrance hallway with a staircase to the first floor and internal doors to all the principal rooms.



Lounge: A spacious living room with an interesting turret feature on the corner of the building with multiple windows offering panoramic views over the valley and lower village. The focal point of the room is a slate hearth and fireplace on which stands a multifuel stove.



Dining Room: A good second reception room with a broad bay window projecting out to the front of the building and a wide stone feature fireplace with stone hearth and oak mantel across one wall. Multifuel stove fire unit.



Kitchen: With a window to the side, the kitchen is fitted with an extensive range of cabinets with laminate worktops and a stainless-steel sink. Integral equipment includes a gas hob, electric oven and cooker hood. Built-in shelved cupboard. A door opens to a walk-in pantry under the stairs which has a trap door in the floor opening onto a flight of stone steps down to



Cellar: 11'11 x 6'10 A useful storage area with a small window facing into the front garden behind the garage.

From the kitchen a half-glazed door connects through into ...

Laundry Room: a panelled room with spaces for an automatic washing machine, a dishwasher and a tumble dryer, the laundry has a window and half glazed door opening into the rear yard, and a further door opening to...

WC Cloakroom: recently refitted with a modern white suite including a low flush WC and a wash hand basin set in a vanity unit. Window to yard.

1st Floor

The broad period staircase rises up from the entrance hallway to a spacious first floor landing with panelled doors to all the bedrooms and bathroom, plus a further door opening into a walk-in store cupboard within which lies the airing cupboard.

Master Bedroom: The main bedroom enjoys the turret feature and is a double bedroom with wash basin set in a vanity unit.



Guest Bedroom Suite: A double bedroom with window to the front and an en-suite shower room with a modern white suite.



Bedroom 3: A double bedroom with window to the front, and built-in wardrobes to either side of the chimney breast.

Bedroom 4: A good-sized single bedroom with window to the rear and built-in wardrobe.



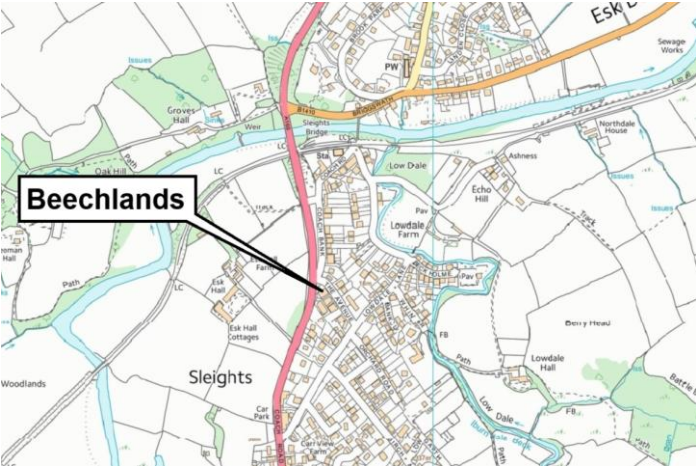
House Bathroom: With a white suite including a panel bath with shower over, pedestal wash basin and low flush WC.

Outside

There is a small yard at the rear with a store and a shed. The main garden wraps around the house and is mainly lawn with broad, well stocked flower borders. At the front, the house has a blockwork **garage/workshop (15'8 x 10'0 internal)** with an up and over door onto The Avenue and a side door into the garden.

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: From Whitby take the moor road out towards Guisborough and then turn left at the roundabout onto the road towards Pickering and York (A169). As you cross the bridge into the village of Sleights, The Avenue is the first road on your left hand side beyond the speed limit sign. Beechlands is the first house on the right hand side of this road, overlooking the junction with the main road, next to the village hall. See location plan attached.

B&B: The property has been operated as a small scale B&B with just 2 letting rooms on the first floor and the house is still regarded as residential and not commercial.

Services: The house is connected to mains water, gas, electricity and drainage. Heating is provided by a gas central heating boiler and a multifuel stove in the lounge and dining room.

Council Tax Banding: The property is band E for council tax with approx. £2,596 payable for 2025-26. North Yorkshire Council - Tel 01723 232323.

Post Code: YO22 5BS

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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 tested. Purchasers are advised to seek their own survey and legal advice.



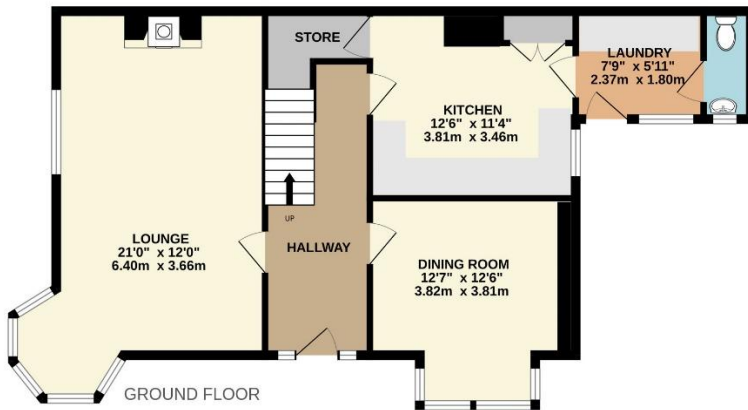
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Measurements are approximate. Not to scale. Illustrative purposes only

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