



RICHARDSON & SMITH

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THE OLD DAIRY, 19 LOW LANE, MICKLEBY

Lythe 3 miles

Runswick Bay 2½ miles

Whitby 7 miles

Guisborough 14 miles

(Distances are approximate)



A MODERN 3 BEDROOM BARN CONVERSION LYING ON THE EDGE OF MICKLEBY VILLAGE, AWAY FROM BUSY MAIN ROADS. READILY ACCESSIBLE TO THE COAST AT RUNSWICK BAY, TO THE MOORS AND FOR COMMUTING VIA THE MOOR ROAD TOWARDS TEESSIDE.

Kitchen with breakfast bar, WC Cloakroom, Living Room. 1st Floor: Landing, 3 Bedrooms, Bathroom.
Gardens to front and rear. Open-fronted double car port with secure store.

Guide Price: £249,950

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

PARTICULARS OF SALE

Developed in 2013 by the current owner, The Old Dairy is a modern barn conversion cottage situated in the middle of a range of traditional stone and pantile buildings with a generous garden, in a former farmstead on a quiet lane on the edge of this picturesque village.

Converted to modern standards the house is very well insulated and has air source central heating, including underfloor heating throughout downstairs, which makes it very economic to heat.

Although the property has a front door onto Low Lane, which is a scenic and quiet dead end lane which leads onto bridle paths, the property is generally entered through the large rear garden which faces towards the rear drive and garage and where, through a timber gate, a traditional York-stone path leads onto...

A part glazed entrance door opening into ...



The breakfast kitchen is fitted with a modern range of cabinets under laminate worktops including a breakfast bar dining area. The tiled floor has underfloor heating and integrated equipment includes a stainless-steel sink unit, electric oven, hob and cooker hood. A second half glazed door opens to the rear garden and internal doors open through into the living room and ...

Cloakroom, fitted with a white suite including a modern low flush WC and wash hand basin this room also includes a recessed airing cupboard housing the pressurised and insulated hot water cylinder.



Step down one step from the kitchen into the well sized open plan living room, which has a window facing onto the front garden area as well as glazed double doors opening out to the

Yorkstone patio adjoining the large rear lawned garden. The staircase rises from here to the first floor and has a useful storage cupboard beneath, while a smaller second store cupboard houses the manifolds for the central heating system. The marble fireplace with moulded surround features an electric fire which compliments the underfloor heating.



The stairs lead up to a first floor landing from which doors open to 3 bedrooms and a house bathroom.



The master bedroom is a good sized double lying over the living room and having 2 x large velux rooflight windows facing over the rear garden and the fields beyond.



The bathroom has a modern white suite including a panel bath with a shower over and glazed shower screen, a WC and a basin set in a vanity unit. Heritage rooflight faces to the front.

The second bedroom has a large Velux rooflight facing to the front and will take a standard double or twin beds and features a solid oak floor, whilst the third bedroom accommodates a single bed or bunks and has a Heritage rooflight to the front and solid oak floor.



Outside

The property has a good-sized enclosed lawned ranch fenced garden at the rear, accessible via glazed double doors directly from the living room. At the front facing towards Low Lane, is a smaller open grassed garden area complimented by a well laid yorkstone path and steps which lead from the lane to the half glazed front door.



Opposite the garden, beyond the shared private access road, lies a broad open fronted modern double car port garage, within which is a lockable secure storage area with mains power lighting and power points. Additional shared visitor parking lies to one end of the row of garages.



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 Mickelby – see also location plan. As you enter the village and the road bends to the right, turn left and you will find The Old Dairy on your left, being the second in the row of converted barns, 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 air source heat pump.

Council Tax: Band ‘C’ approx. £2,150 payable for 2025-26. North Yorkshire Council. Tel 01723 232323.

Post Code: TS13 5LY

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C	73 C	
55-68	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.



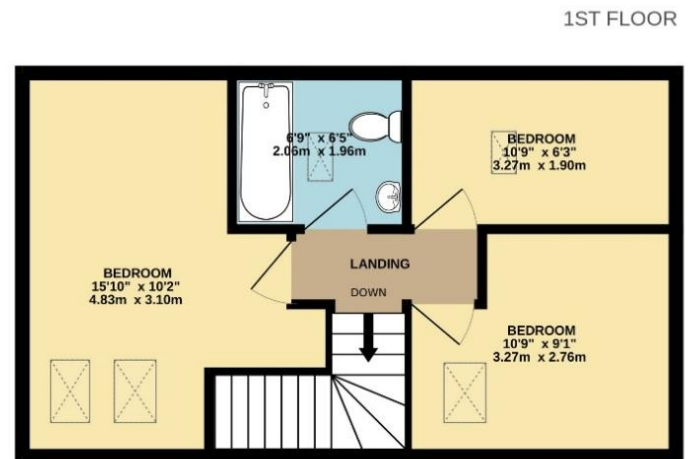
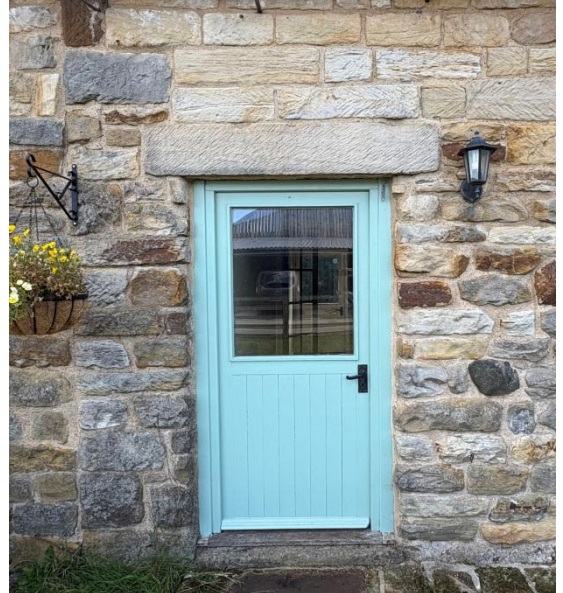
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