



RICHARDSON & SMITH

Chartered Surveyors

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ALDERLEA, LEALHOLMSIDE

Lealholm ½ mile

Whitby 9 miles

Guisborough 15 miles

Distances are approximate



A 3 BEDROOM, STONEBUILT, DETACHED HOUSE LYING IN AN ELEVATED SOUTH FACING POSITION ON THE EDGE OF THE MOORS OVERLOOKING THE MID ESK VALLEY IN THE NORTH YORK MOORS NATIONAL PARK. A HOUSE WITH REAL POTENTIAL IN NEED OF SOME UPDATING.

Entrance Hall, Lounge, Dining Room, Kitchen, Rear Porch.

1st Floor: Landing, Double Bedroom, Twin Bedroom and Bathroom. 2nd Floor: Double Bedroom, Garage, Shed, Store. Garden to front. Yard to side & rear.

Guide Price: £345,000

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PARTICULARS OF SALE

Built of stone under a slated roof with mainly uPVC double glazing (some windows are still timber framed), Alderlea is a detached house with 3 bedrooms & 2 reception rooms, the accommodation lying over 3 floors.

The property stands in a rural, but not isolated, position and commands fine views down and across the Esk Valley. The property will likely date from the latter part of the 19th century and is therefore around 140 years old.

From the front step a panelled door opens into ...

Entrance Hallway - with stairs rising to the first floor and a storage cupboard beneath. Doors open from here to



Lounge – with a wide bay window facing onto the front garden with uPVC double glazed units, the main reception room has a beamed ceiling and a fireplace with a marbleate surround housing a gas fire unit which runs from bottled Calor gas.

Kitchen – with a built-in larder cupboard and a window to the side, the kitchen is fitted with a suite of oak fronted units with laminate worktops and a composite sink. Integral fittings include a concealed fridge, an electric oven, hob and cooker hood. A door and a wide, open hatch face into the dining room and a connecting door leads through to the rear porch.



Dining Room – with a window to the rear, beamed ceiling and a tiled fireplace for an open fire, the dining room is more compact than the main reception room, but has been used as a second sitting room.



Rear Porch – a single glazed timber structure on low brick walls with a corrugated fibre-cement sheet roof, the porch is badly decayed with wet rot. A door opens to the rear yard, outside of which there is a small lean-to on the rear of the building that was formerly a WC, but has since been given over to storage.

1st Floor

The staircase leads up from the entrance hallway to a spacious landing with more stairs leading again to the second floor over the line of the first. There are windows to the front and side giving great views and an airing cupboard. From the landing, doors open to ...



Bedroom 1 - a large double bedroom, over the lounge, with a uPVC double glazed window to the front and beamed ceiling.



Bedroom 2 – a good sized double bedroom with a window to the rear, beamed ceiling and wash hand basin.

Bathroom – The house bathroom has a window facing to the rear and is fitted with an older white suite comprising a panelled bath with a thermostatic shower over, low flush WC and pedestal wash basin. Part tiled walls and built-in corner cupboard.

2nd Floor

The stairs rise to a door opening directly into ...



Bedroom 3 – a large double bedroom with uPVC double glazed windows to the side and a dormer window to the front. Hatches open to eaves storage areas on both the front and rear.

Outside

The house has a fair-sized plot proportionate to the size of the building. At the front there is a small single garage built of composite stone blocks under a concrete tile roof. The front garden includes areas of lawn and areas that have been finished in gravel for ease of maintenance. It also includes a small vegetable garden and a paved area suitable for seating.



To the side of the house is a concreted yard area with a worn greenhouse leant onto the south-facing side of the house. This in turn opens though to a narrow back yard area with a corrugated iron clad, timber framed outbuilding offering solid fuel storage, a shed and a building housing the oil tank.



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 Guisborough on the moor road (A171). After around 7 miles you will find Lealholm signed off the main road and follow the road through stonegate and over the moor. At the top of the bank down into Lealholm Village turn left onto Lealholmside and you will find Alderlea on you left set back up a short track over the common, marked by the Richardson & Smith for sale board. – see location plan.

Services: The property is connected to mains supplies of water, electricity and to mains drainage. The property has an oil fueled central heating boiler in the house with a bulk tank in the buildings to the rear of the property

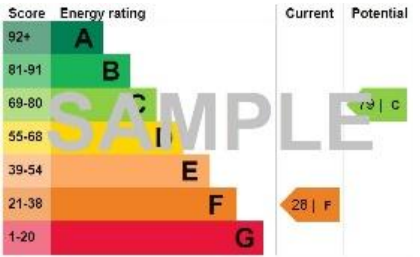
Council Tax: Band 'D' approx. £2,418 payable for 2025-26. North Yorkshire Council. Tel 01723 232323.

Post Code: YO21 2AF

Tenure: Freehold

IMPORTANT NOTICE

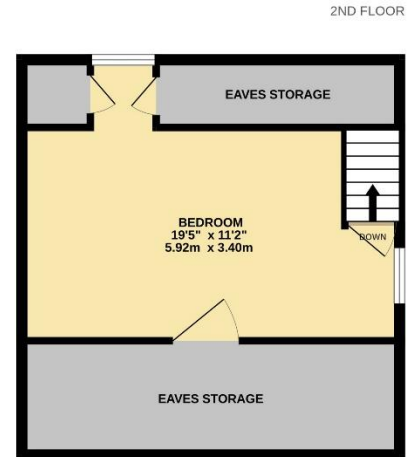
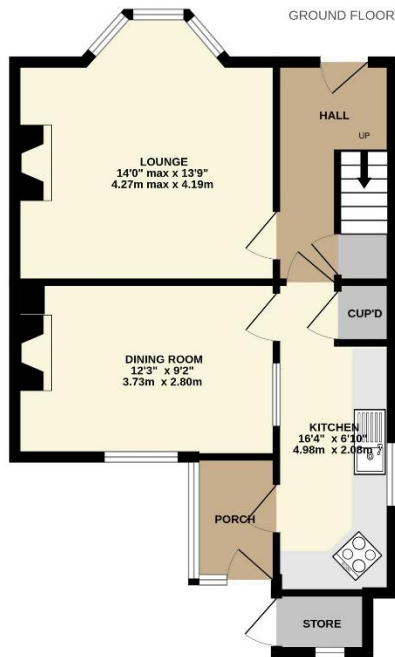
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.





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TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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