



15 The Lane, Mickleby, Whitby, North Yorkshire

Runswick Bay 2 1/2 miles | Sandsend 4 miles | Whitby 6 1/2 miles | Teesside 24 miles | Pickering 28 miles | York 58 miles



Hendersons introduce 15 The Lane, a superbly presented and deceptively spacious period house situated in the peaceful rural hamlet of Mickleby some 6 miles NW of Whitby. Dating from circa 1820 and extending to over 2000 square feet internally, this double-fronted stone-built 4 bedroom house was totally renovated and refurbished in 2021/22. Taking care to retain period character, the property was comprehensively and sympathetically updated with upgraded insulation to the roof, walls and ground floor, new electrical, plumbing and heating installations, new windows and doors, new bathrooms and kitchen, as well as total re-plastering and decorating throughout.

Once inside, the light-filled central hallway leads to two well-proportioned reception rooms and a light and airy kitchen with bi-fold doors opening out onto a seated patio area. Completing the ground floor accommodation is a shower room and a useful boot/cloak room.

A period staircase leads up to two well-proportioned principal bedrooms, a third single bedroom and a bathroom. Second floor accommodation comprises two good-sized rooms each of which are lit by 2 Velux roof windows with both rooms offering ample eaves storage.

Outside - To the front of the house lies a gravelled forecourt area including off street parking for one car with an external socket and garden tap. To the rear of the house there is a pleasantly private paved patio area (also with external socket and garden tap) that leads on to garden ground laid mainly to grass as well as an additional paved patio area enjoying open countryside views to the south.

Although situated 1 1/2 miles inland, Mickleby remains just a few minutes' drive away from the sought-after coastal villages of Runswick Bay and Sandsend. Accessed off the main A174 coast road by a minor road that serves only the village, 15 The Lane is tucked away from all the coastal tourism 'hustle and bustle', but still just minutes away from sandy beaches, restaurants, pubs, cafes, and other coastal attractions.

Guide Price £450,000

General - Tenure: Leasehold (999 years from 1779 - 754 years unexpired)

EPC Rating: C

Services & Systems: Mains electricity (with low off-peak tariff), water and drainage. Electric heating. Large capacity 300 litre unvented hot water cylinder. Hard-wired security system. Multi-room Cat 6 connectivity. Broadband connectivity is BT's 'Superfast' service with a 70Mb guaranteed download speed.

Fixtures & Fittings: All fitted carpets, curtains and light fittings are included in the sale.

Viewing: Strictly by appointment

Local Authority: North Yorkshire Council

Local Planning Authority: North York Moors National Park

Directions: Travelling From the beginning of 'West Lane' (signposted Mickleby off the B1266) proceed 450 meters into Mickleby, bearing sharp right onto 'The Lane' where after 90 meters you will find the property on the left-hand side.



"A truly exceptional finish
that has to be seen to fully
appreciate the attention to
detail that has gone into
this renovation"

NICK HENDERSON



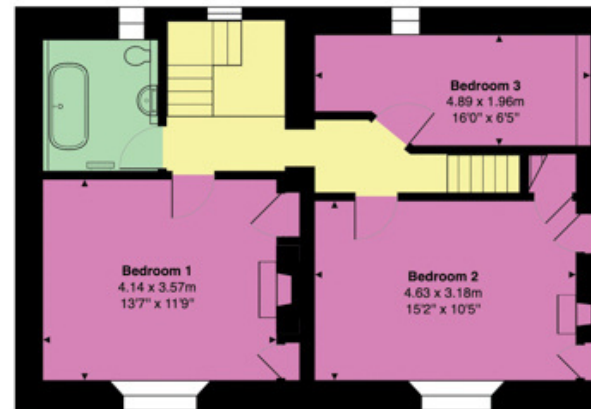
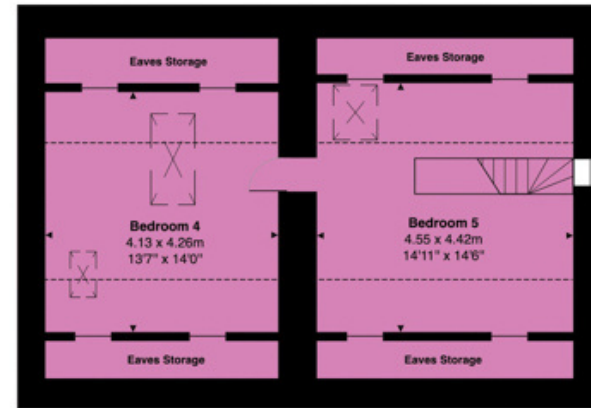






15 The Lane, Mickleby, TS13 5LU

Gross Internal Area: 199.5 m² ... 2147 ft²
All measurements are approximated for display purposes only and should be independently verified
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