



Grange Farm, Whitby, YO21

Guide Price £635,000

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A charming period four-bedroom link-detached farmhouse, offering spacious and well-proportioned accommodation in the quaint hamlet of Ugthorpe, formerly known as Percy Biggin.



Key Features

- Great family home in a beautiful location
- Set within 2.25 acres of garden, woodland and a paddock
- Three reception rooms, two of which have clearview stoves
- Four bedrooms, family bathroom and a downstairs shower room
- A double garage, shed and a useful barn
- An additional 4.55 acres via separate negotiation









Tucked away from the main road, the property enjoys a serene and picturesque setting, while remaining conveniently accessible to both Whitby and Guisborough.

This beautiful stone-built farmhouse exudes character, having retained many of its original period features, such as internal wooden doors, exposed beams, stripped wooden floors on the upper level, and striking exposed stonework throughout. Yet with all the modern day features such as LPG gas central heating and double glazed windows.

The current layout includes an entrance hallway, a galley kitchen, a large living room with a Clearview stove, a cozy sitting room also with a Clearview stove, a formal dining room, and a ground-floor shower room. Subject to planning permissions, there is significant potential to open the barn space and create a stunning open-plan kitchen-living area, further enhancing the home's charm and functionality.

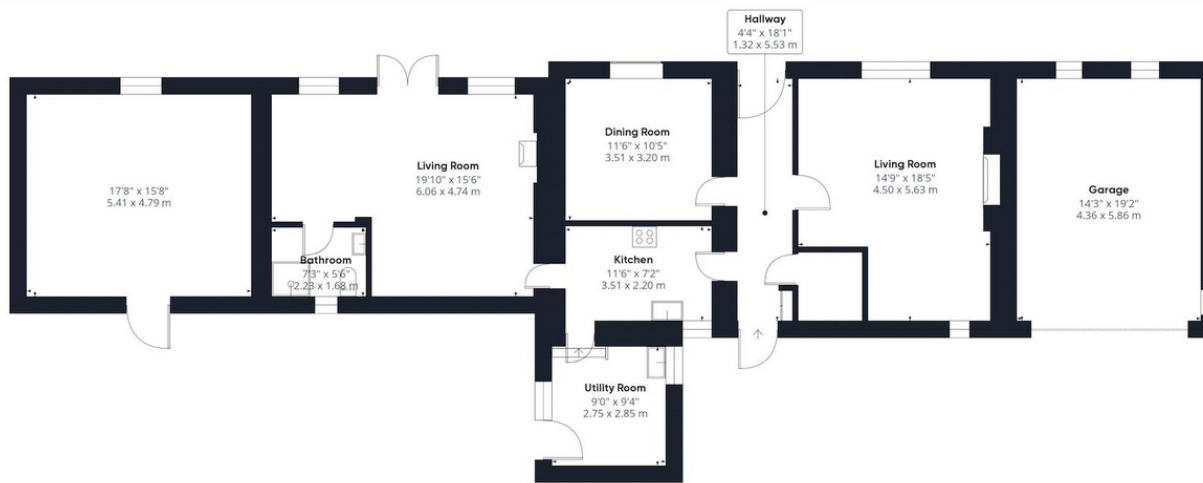
The first floor comprises four generously sized bedrooms, three of which boast breathtaking views of the surrounding gardens and rolling countryside. The fourth, a twin bedroom, is located at the rear alongside the family bathroom.

Set within 2.25 acres, the property features expansive front gardens and a spacious concrete yard at the rear, offering ample parking. Additionally, there are two rear stables currently utilized as workshop spaces, a further barn (with potential for conversion into an attached holiday let or additional living space), and an open

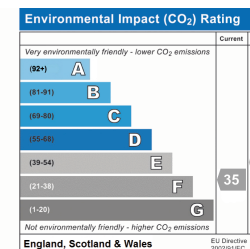
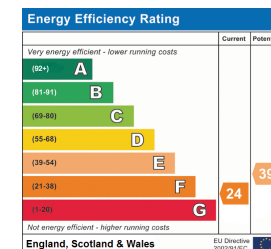








Ground Floor Building 1



Tenure Type: Freehold
Council Tax Band: E
Council Authority: