

An aerial photograph of a large farm complex in a rural setting. The farm consists of several stone buildings with red-tiled roofs, including a large central house and several outbuildings. The buildings are surrounded by green fields and a line of trees. In the background, rolling hills and a distant town are visible under a clear blue sky.

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**Grange Farm, Ugthorpe
Whitby, North Yorkshire**



Hendersons proudly present this charming period four-bedroom link-detached farmhouse, offering spacious and well-proportioned accommodation in the quaint hamlet of Ugthorpe, formerly known as Percy Biggin. 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 wooden barn currently serving as a wood store.

For those seeking a lifestyle change, this unique property provides everything—peaceful rural surroundings and local walking trails. There is an additional parcel of land available separate negotiation which is approximately 4.5 acres. Don't miss this rare opportunity to own a property brimming with character and potential in an idyllic location.

Guide Price £635,000

"What an amazing property
with so much potential for
the new owners to really
enjoy the good life"

NICK HENDERSON















Floorplans





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