



HEWETSON & JOHNSON

*A great opportunity to create the ideal home in the North York Moors National Park*

*Hill View, High Street , Egton YO21 1UT*



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*Hill View is a blank canvas, generously proportioned with great views. It would make a terrific family home, or suit couples wanting lots of reception rooms for entertaining.*

**Ben Pridden**

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- Entrance Hall
- Sitting room
- Kitchen
- Front and back gardens
- Drawing room
- Dining room
- 5 bedrooms and house bathroom
- Garage available by separate negotiation

### **Location**

Hill View is situated on Main Street in Egton, a desirable village in the North York Moors National Park, 7 miles from Whitby. The village is surrounded by open countryside and yet is convenient for the A171 which connects Scarborough (24.7 miles) with Middlesborough (25.7 miles). Whitby is an historic seaside town and fishing port with extensive amenities including restaurants, supermarkets and schools. York is about 44 miles to the south.

The village has 2 primary schools, a doctor's surgery, pubs, a garage and railway station on the Esk Valley Line connecting Whitby with Middlesborough. There is a Co-op in Grosmont for essentials (1.8 miles). Sandsend (7.3 miles), a popular seaside village, is nearby with its long beach, cafes, restaurants and pubs.

### **The House and Garden**

Hill View is a fantastic opportunity to refurbish a Grade II listed, 5 bedroom house, situated in one of The North York Moors' most popular villages. The property provides extensive accommodation with plenty of reception space and 5 good bedrooms. The principal rooms are well proportioned with surprisingly generous ceiling height and over look the High Street. From the back there is a wonderful view over open countryside.

To the front of the house is a pretty garden with a path leading to the front door. There is a large back garden accessed via a walkway to the side of the house. The garden has great potential and is a large space that can be designed to suit the next owner's needs.

### **Services**

Mains water and oil central heating. There is a recently installed pumping station linked to the mains drainage, the cost of which is shared with the 2 properties either side of Hill View.







## Hillview

Approximate Gross Internal Area : 220.79 sq m / 2376.56 sq ft

Workshop : 12.84 sq m / 138.20 sq ft

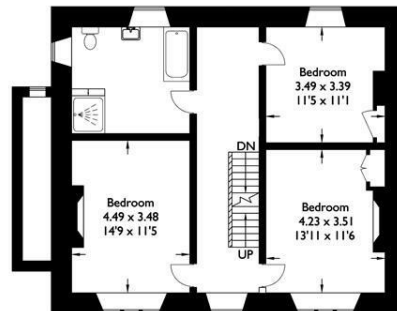
Total : 233.63 sq m / 2514.77 sq ft



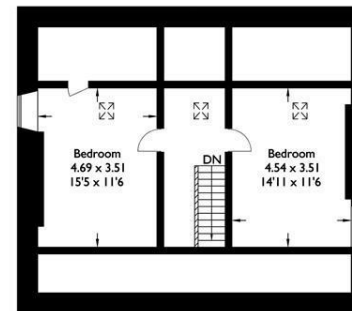
----- Restricted Head Height



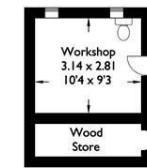
Ground Floor



First Floor



Second Floor



Workshop

For illustrative purposes only. Not to scale.  
 Whilst every attempt was made to ensure the accuracy of the floor plan,  
 all measurements are approximate and no  
 responsibility is taken for any error.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Minimum
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		41	75
EU Directive 2002/91/EC			