



**GREENHOUSES FARM & HOLIDAY COTTAGES  
LEALHOLM, NORTH YORK MOORS NATIONAL PARK**

**Cundalls**



## **GREENHOUSES FARM & HOLIDAY COTTAGES**

LEALHOLM,  
WHITBY, NORTH YORK MOORS NATIONAL PARK  
YO21 2AD

*Whitby 10 miles, Guisborough 16 miles, York 44 miles, Leeds 70 miles (all distances approximate)*

**A beautifully located country property, comprising a period farmhouse and four holiday cottages, two of which can be occupied full time as annexes to the main house.**

**Set within 10 acres and located within an attractive position just north of Lealholm within the North York Moors National Parks.**

- In need of complete renovation throughout but offering a huge amount of potential to modernise and create a profitable lifestyle business.
- Main Farmhouse; over 2,000 square feet of accommodation over three floors.
- Up to four holiday cottages, two which have permission for full time accommodation in conjunction with the main house
- Set within 10 acres of grazing land with a wonderful open aspect.

**NO ONWARD CHAIN**

**GUIDE PRICE £700,000**

---

## DESCRIPTION

---

An investment and lifestyle property in need of full renovation, located in an attractive rural position and commanding views across the moors, only a short distance from the moorland village of Lealholm.

Greenhouses Farm and holiday cottage complex comprises a period farmhouse and a range of four holiday cottages which require full renovation throughout but offer huge potential for improvement. Set in 10 acres of grassland and with lovely views this is a multi-faceted investment opportunity which will appeal to buyers with commercial, equestrian or lifestyle interests.

Two of the cottages; Primrose Cottage and Thistledown Cottage has full permission to be occupied full time by dependant relatives, making the property ideal for those looking for multi-generational living.

The main farmhouse provides 1,385 square feet with accommodation arranged to provide three reception rooms to the ground floor, farmhouse kitchen with utility/boot room cloakroom and storeroom. Over the top two floors are up to five bedrooms and two bathrooms.

The cottages have been converted from a range of traditional buildings set within a courtyard style development to the rear and adjoining the main farmhouse. Offering a range of accommodation options, from two to four bedrooms.

---

## LAND

---

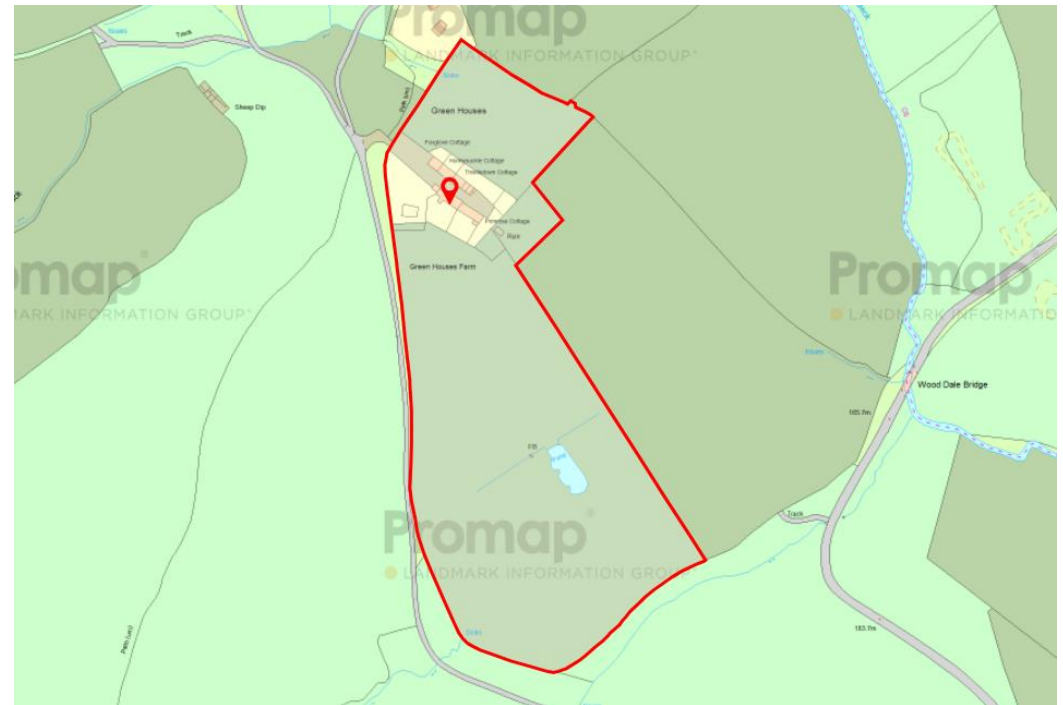
In all the property is situated in around 10 acres of which around 9 acres is grassland secured by fence, hedge or stone wall providing grazing land.

---

## LOCATION

---

Greenhouses is a located approximately one mile from the pretty moorland village of Lealholm and only a mile off the A171 Whitby to Guisborough Road. Lealholm is a well served rural village with village shop, well regarded tearoom and pub. Whitby lies only 10 miles to the south where a wide range of amenities can be found. As a whole the property is exceptionally well located as a lifestyle property, with wonderful countryside and popular tourist destinations within easy reach.

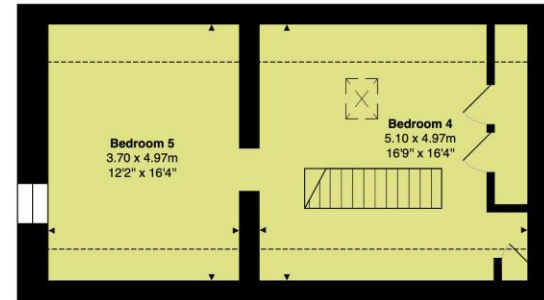


# Greenhouses Farm & Cottages, Greenhouses, Lealholm, Whitby, YO21 2AD

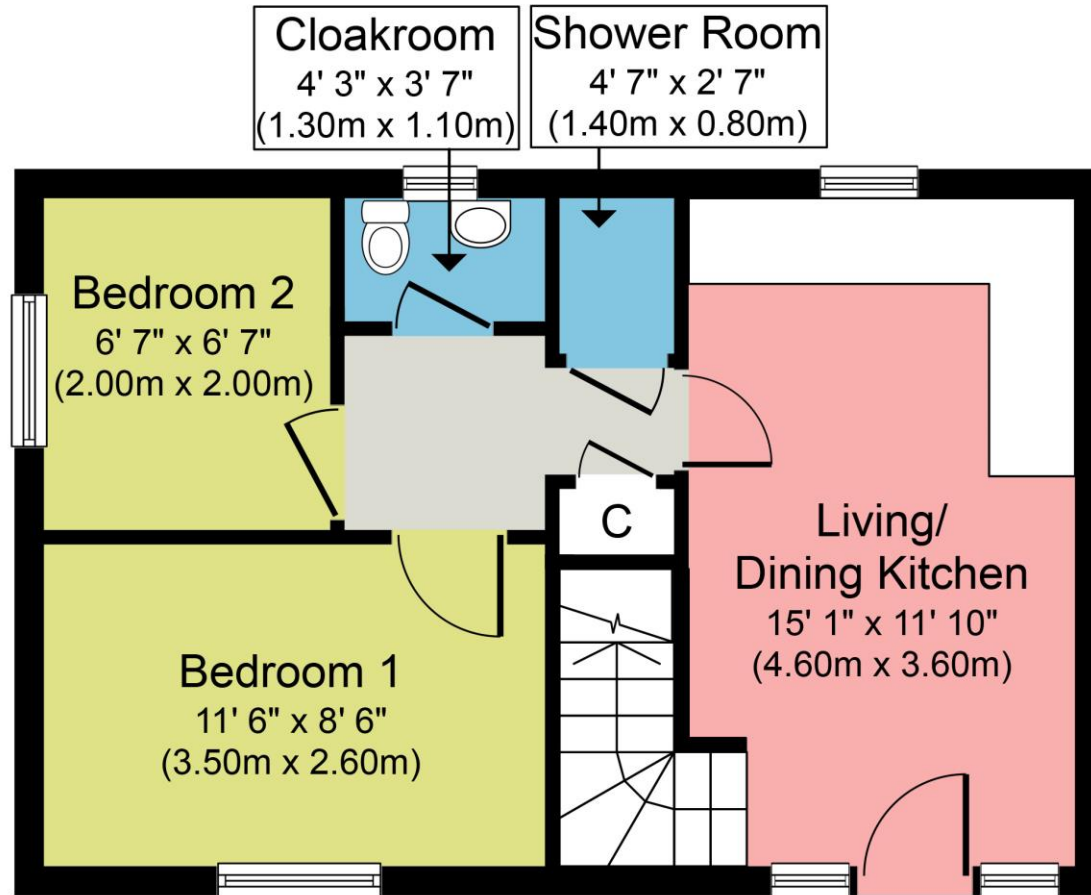


Gross Internal Area: 223.6 m<sup>2</sup> ... 2407 ft<sup>2</sup>

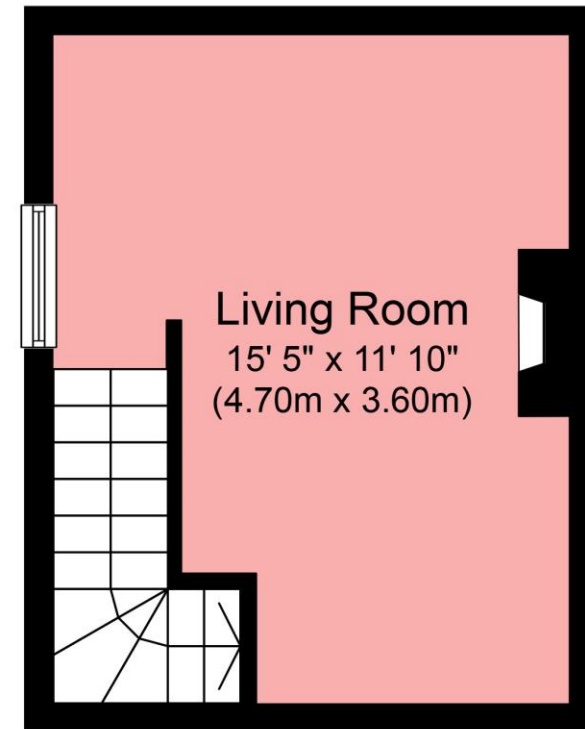
All measurements are approximated for display purposes only and should be independently verified  
Copyright © 2024 Matt Hillier Photographer  
www.matthillier.co.uk



**FOXGLOVE COTTAGE ACCOMMODATION**



**Foxglove Cottage Ground Floor**  
Approximate Floor Area  
**363 sq. ft.**  
**(33.7 sq. m.)**

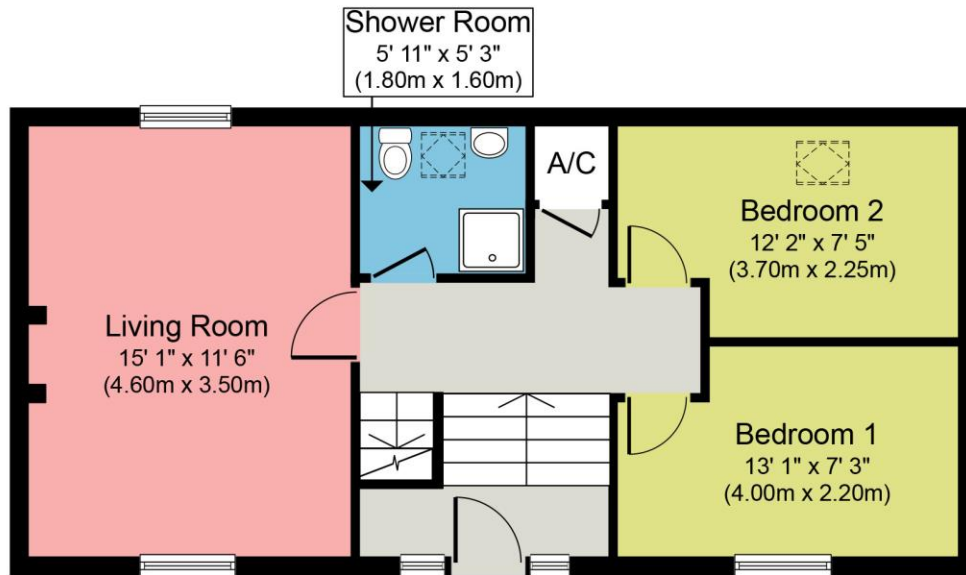


**Foxglove Cottage First Floor**  
Approximate Floor Area  
**181 sq. ft.**  
**(16.8 sq. m.)**

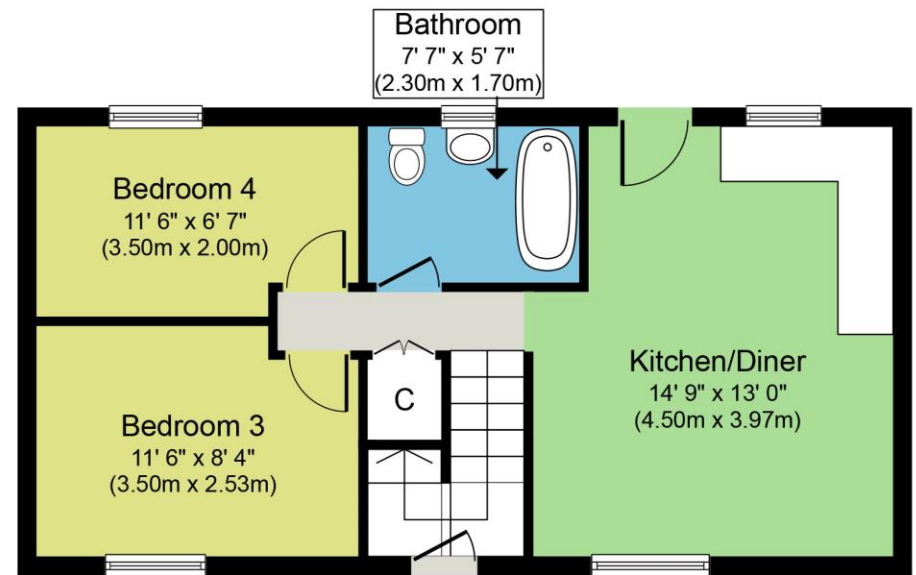
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# HONEYSUCKLE COTTAGE ACCOMMODATION



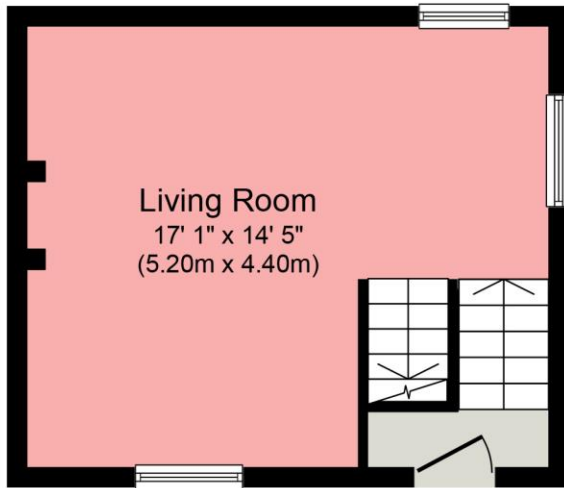
**Honeysuckle Cottage Ground Floor**  
Approximate Floor Area  
509 sq. ft.  
(47.3 sq. m.)



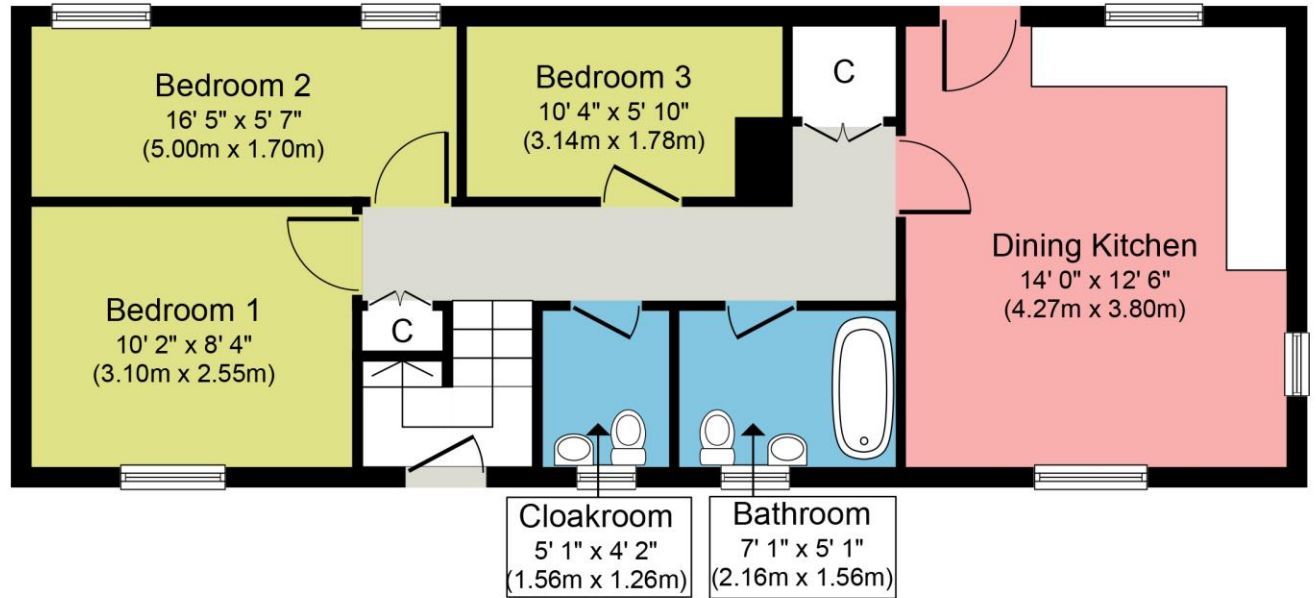
**Honeysuckle Cottage First Floor**  
Approximate Floor Area  
469 sq. ft.  
(43.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# THISTLEDOWN COTTAGE ACCOMMODATION



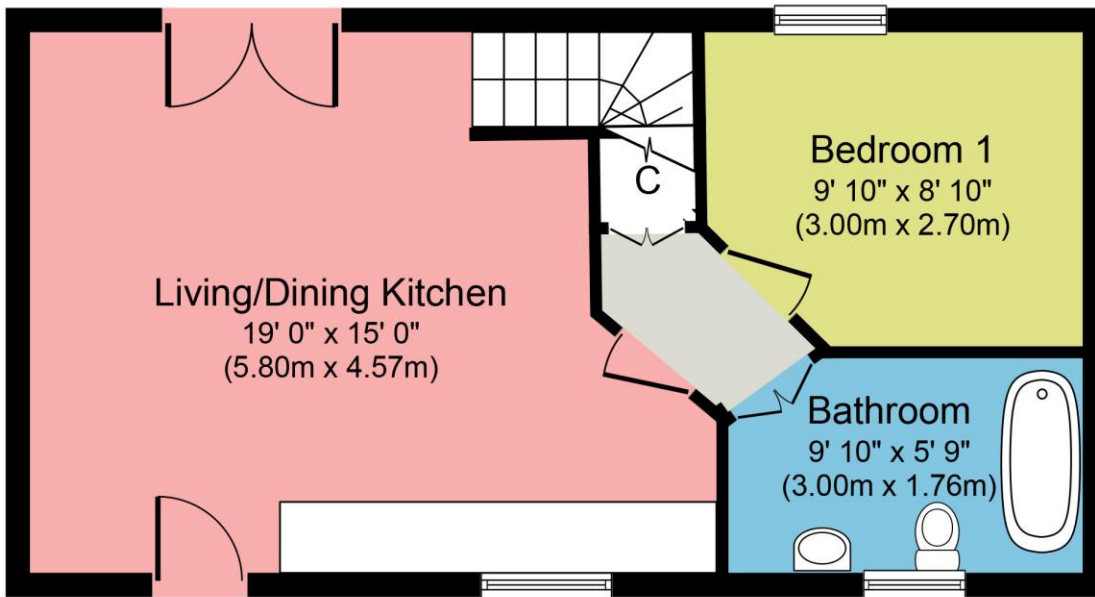
**Thistledown Cottage Ground Floor**  
**Approximate Floor Area**  
**246 sq. ft.**  
**(22.9 sq. m.)**



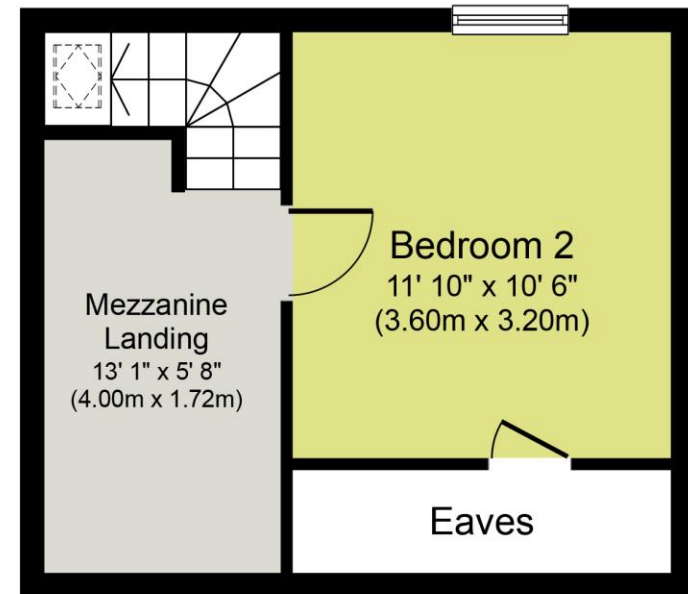
**Thistledown Cottage First Floor**  
**Approximate Floor Area**  
**592 sq. ft.**  
**(55.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





**Primrose Cottage Ground Floor**  
**Approximate Floor Area**  
**437 sq. ft.**  
**(40.6 sq. m.)**



**Primrose Cottage First Floor**  
**Approximate Floor Area**  
**260 sq. ft.**  
**(24.2 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

---

## GENERAL INFORMATION - REMARKS & STIPULATIONS

---

### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

### BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

### METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk)

### GENERAL INFORMATION

Services: Mains water and electric. Central heating is LPG gas.  
Planning: North York Moors National Park.  
Council Tax: F  
Tenure: The property is Freehold and vacant possession will be given upon completion.  
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766  
EPC: TBC  
Details prepared July 2024  
Post Code: YO21 2AD.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

C010 Printed by Ravensworth Digital 0870 112 5306

**PROFESSIONALS IN PROPERTY SINCE 1860**



15 Market Place, Malton, North Yorkshire, YO17 7LP  
Tel: 01653 697820  
Email: [malton@cundalls.co.uk](mailto:malton@cundalls.co.uk)

3 Church Street, Helmsley North Yorkshire, YO62 5BT  
Tel: 01439 772000  
Email: [enquiries@cundallsrfas.co.uk](mailto:enquiries@cundallsrfas.co.uk)

40 Burgate, Pickering, North Yorkshire YO18 7AU  
Tel: 01751 472766  
Email: [pickering@cundalls.co.uk](mailto:pickering@cundalls.co.uk)





