

## WHITBYGATE HOUSE, WHITBYGATE THORNTON LE DALE



**An elegant Grade II listed Georgian property with attractive gardens, lovely front facing views, ample parking and double garage. Well situated within this National Park Village.**

2,553 square feet of accommodation which offers potential for improvement

Entrance Hall – Shower room – Breakfast Kitchen - Dining Room - dual aspect Sitting Room – Conservatory

Three first floor double bedrooms – dressing room – house bathroom

Second floor attic rooms with potential to incorporate into the main accommodation.

Landscaped gardens to the rear

Double garage – Ample private parking

**NO ONWARD CHAIN**

### **GUIDE PRICE £565,000**



**A substantial Grade II listed Georgian house of immense charm and character, located at the top of Whitbygate with a lovely rear garden and generous parking area with a detached double garage.**

Whitbygate House underwent a significant programme of refurbishment 10 years ago, being re-roofed, fitted with new kitchen and bathroom units and cosmetically updated. The house would now benefit from some further improvements and offers huge potential to create a unique and comfortable period home, only a few minutes' walk from the centre of this perennially popular village.

Up to 2,500 square feet of accommodation (to include the second floor) comprising, entrance hallway with porch to the rear, large farmhouse kitchen with a triple aspect, range of fitted cabinets and AGA cooker. Front facing dining room, sitting room with conservatory to the rear and a ground floor shower room. Upstairs is a large galleried landing with study area, three, well-proportioned double bedrooms, dressing room and the main house bathroom with shower. To the second floor are two generous attic rooms which could be adapted to create further accommodation and would lend themselves well as a further bedroom with en-suite facilities.



#### **LOCATION**

One of the main attractions of the property is the situation; being located within Thornton le Dale, one of North Yorkshire's most picturesque and popular National Park Villages. The village is centred around Thornton Beck and the Green, clustered around which are a number of small independent shops and eateries, including two public houses and bistro. The village lies on the doorstep of some of the most beautiful countryside in the area with endless opportunity for outdoor recreation.

Thornton le Dale is situated approximately two miles east of the popular market town of Pickering and eight miles north of Malton and enjoys easy access to the A64 providing links to the wider metropolitan area. Malton benefits from a train station with regular services to the main line station of York, where there are direct services to London, Leeds & Edinburgh.



## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Panelled front door with window light overhead. Radiator. Rear porch with doors out to the garden. Stairs to the First Floor. Telephone point.



### BREAKFAST KITCHEN

6.20 m (20'4") x 3.50 m (11'6")

Triple aspect room with sash window to the front with fitted window seat. Range of matching kitchen cabinets with granite effect worktops, incorporating ceramic sink unit with mixer tap. Oil fired AGA. Integrated electric oven with electric hob. Integrated dishwasher. Integrated washing machine.



### DINING ROOM

4.77 m (15'8") x 3.83 m (12'7")

Parquet floor. Tiled fireplace with a marble hearth. Arched alcoves. Fitted cupboards. Coving. Ceiling roses. Sash window with panelled surround and the original shutters.



### SITTING ROOM

5.00 m (16'5") x 4.54 m (14'11")

Pair of sash windows with bespoke, joiner made secondary glazing and fitted window seats. Period style fireplace with wood burning stove. Alcove with fitted shelving and storage cupboard. Radiator. Television point. Wall light points. Coving. Half glazed door through to the Conservatory.



### CONSERVATORY

5.70 m (18'6") x 3.40 m (11'2")

Pitched roof. Door out to the garden.

### GROUND FLOOR SHOWER ROOM

2.30 m (7'7") x 1.30 m (4'3")

Fully tiled corner shower cubicle with Mira shower overhead. Low flush WC. Wall hung wash hand basin. Tiled floor. Half panelled walls. Extractor fan. Radiator. Overhead storage. Recessed ceiling lights.

## FIRST FLOOR

### GALLERIED LANDING

Sash window to the front with panelled reveals. Radiator. Covings. Study area to the front landing. Arched window to the rear. Stairs to the second floor.



### BEDROOM ONE

4.76 m (15'7") x 4.60 m (15'1")

Dual aspect room with windows to the rear and side. Range of joiner fitted wardrobes and storage cupboards. Exposed beams. Radiator. Wall light. Telephone point.



### BEDROOM TWO

3.81 m (12'6") x 3.60 m (11'10")

Sash window to the front with panelled reveals and window seat with storage. Original basket grate fireplace with moulded surround. Original fireside fitted cupboard and arched recess with shelving. Radiator. Television point.



### BEDROOM THREE

3.58 m (11'9") x 3.58 m (11'9")

Sash window to the front with panelled reveals. Original basket grate fireplace with moulded surround. Radiator. Fitted airing cupboard housing hot water cylinder with slatted shelving.



### BATHROOM

3.58 m (11'9") x 1.90 m (6'3")

Shower cubicle with dual rainhead overhead and a fully tiled surround. Bath with hand held shower attachment. Low flush WC. Pedestal wash hand basin. Two Chrome heated ladder towel rails. Sash window to the rear and casement to the side.





#### DRESSING ROOM

3.92 m (12'10") x 2.51 m (8'3")

Range of fitted shelves and storage. Radiator. Window to the side.

#### SECOND FLOOR

##### ATTIC ROOMS

10.00 m (32'10") x 6.00 m (19'8")

Three velux roof lights to the rear. Sash windows to the side. Exposed floorboards. Exposed beams.

#### GARDEN & GROUNDS

Whitbygate House is one of the last properties to the top of Whitbygate and has an especially attractive frontage looking directly over open pastureland.

Vehicular access to the house is via Prospect Place, a quiet lane which runs parallel to Whitbygate. The parking area is generous, gravelled and provides space for a number of vehicles on the hard standing as well as within the detached brick built double garage.



The garden faces west and is enclosed to all sides making it secure and private. Largely laid to lawn with a stone flagged terrace to the immediate rear and attractive, well stocked borders planted up with a range of flowering shrubs, herbaceous plants, trees and small orchard. There is an outside water supply to the garden, a secure shed for garden storage and access around to the front.

#### INTEGRAL DOUBLE GARAGE

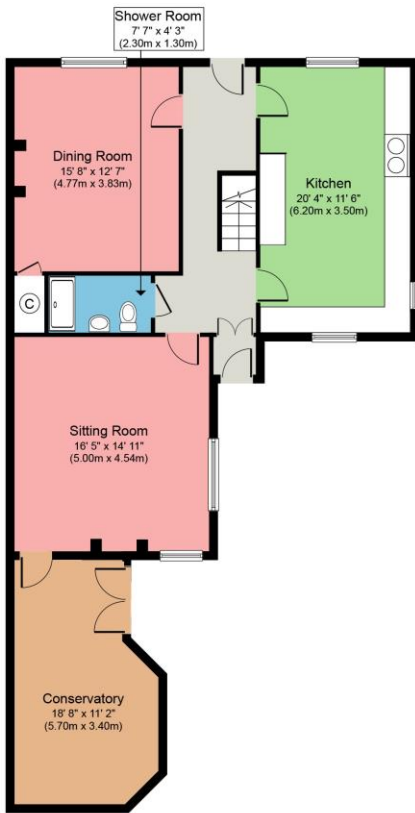
5.10 m (16'9") x 5.00 m (16'5)

Electric metal up and over door. Window to the side. Electric light and power.

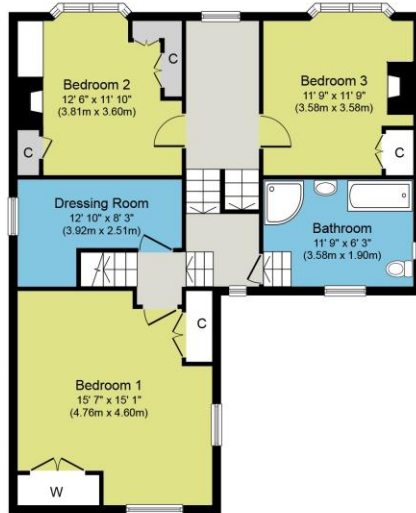
#### TRADITIONAL OUTBUILDINGS

A range of stone traditional outbuildings which provide useful garden and bike storage. Electric light and power points. Access around to Whitbygate via a private passage and doorway. The oil fired boiler can be found in the shed closest to the house.

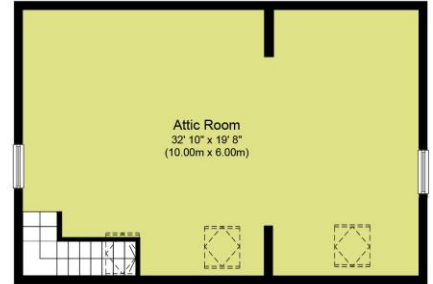




**Ground Floor**  
**Approximate Floor Area**  
**1,064 sq. ft.**  
**(98.9 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**873 sq. ft.**  
**(81.1 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**616 sq. ft.**  
**(57.3 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.

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## GENERAL INFORMATION

- Service: Mains water, drainage and electric. Central heating is oil-fired.  
 Council Tax: Band F  
 Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion.  
 Planning: Ryedale District Council, Ryedale house, Malton, YO17 7HH. Tel: 01653 600666  
 Viewing: Strictly by appointment with the Agent's Pickering office.  
 Post Code: YO18 7RY  
 EPC: Current G/19 Potential B/81  
 Please note: There is a flying freehold for the neighbouring property over the outbuildings and door to Whitbygate.

## ADDITIONAL INFORMATION

*The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property*

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