



**THE HERMITAGE
UGTHORPE, NORTH YORK MOORS NATIONAL PARK**

Cundalls



WELCOME

THE HERMITAGE UGTHORPE, WHITBY, NORTH YORK MOORS NATIONAL PARK YO21 2BE

Whitby 8 miles, Guisborough 14 miles, York 50 miles, Leeds 81 miles (all distances approximate)

A charming, detached country property, with adjoining annexe, set within land and grounds of 1.67 acres including stables and occupying a superb position in the heart of the North York Moors National Park.

- Over 2,500 square feet of accommodation, extensively remodelled, extended and presented to a high standard throughout .
- Entrance Hall – Sitting Room – large Living Dining Kitchen – Garden Room – Utility Room - Cloakroom
- Two first floor double bedrooms – en-suite bath and shower rooms to both.
- Newly converted annexe comprising two double bedrooms with high specification bathrooms and a large living dining kitchen.
- Wonderful rural location with superb far-reaching views from every angle
- 1.67 acres of land and grounds, including lawned garden with vegetable garden and orchard. Grass paddock of just over an acre, with detached timber stable block.

GUIDE PRICE £795,000

DESCRIPTION

The Hermitage a beautifully restored and extended detached house set within land and grounds of 1.67 acres, situated in open countryside with outstanding views from all angles. The house has just completed a meticulous programme of renovation and refurbishment, finished and stylishly presented to an exceptional standard with a high-quality bespoke kitchen with polished granite tops, well-appointed bathroom fittings. Adjoining the main house is a superb two-bedroom annexe which offers flexible accommodation, providing two further bedrooms making it an ideal family home, or providing the potential to create an income stream or offer independent accommodation for a dependant.

Believed to date back around 300 years the hermitage has a historic connection with the 17th century Martyr Father Nicholas Postgate and retains some lovely period details. Despite its age the property is fully double glazed throughout with under floor heating to both floors. There are solar panels to the roof which provide an annual RHI and well insulated wherever possible, making it a surprisingly efficient house to run for its age.

In total The Hermitage provides 2,513 square feet and in brief comprises, entrance porch leading into the hallway with the sitting room off to the side with multi fuel stove. Large living dining kitchen with a beautiful handmade kitchen with integrated appliances and electric Aga, opening to the garden room at the far end. There is a well specified utility room with matching kitchen cabinetry and cloakroom. The annexe has an independent access but also links through from the utility, ideal for a buyer wanting one, large family home. The annexe has two large double bedrooms with en-suites and a large living dining kitchen. Private gardens to the rear. Above the main house are two large double bedrooms, both with en-suite bath or shower rooms and benefiting from outstanding views across the moors.

The property is set in lovely, mature grounds, which amount to 1.67 acres in total. The grounds surround the property to all sides, provide a vegetable garden and there is plenty of parking and an attached double garage. Of the 1.67 acres, an acre comprises a grass pony paddock with a detached timber double stable which as electric and water to it.

LOCATION

The Hermitage is set within open countryside around 8miles to the west of Whitby. Whitby is a popular and picturesque seaside town with both a strong maritime and literary history. Today Whitby is a fascinating mix of eclectic shops and high-quality restaurants, at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park.

ACCOMMODATION

ENTRANCE PORCH

French doors. Encaustic style tiled floor. Pair of windows. Wall lights.

HALLWAY

Oak staircase to the first floor. Tiled floor.

SITTING ROOM

4.87 m (16'0") x 4.10 m (13'5")

Dual aspect room with windows to both sides. Multi fuel stove set within a brick and oak fireplace. Beamed ceiling. Recessed ceiling lights. Wall lights, television point.



LIVING DINING KITCHEN

11.00 m (36'1") x 5.00 m (16'5")

Double aspect room with windows to both sides and French doors opening out onto the stone flagged terrace. Range of high quality bespoke kitchen cabinets with polished granite worktops, incorporating a one and a half bowl sink unit. Five door electric Aga set into a recess with oak surround. Housekeeper cupboard. Granite topped breakfast bar with fitted wine rack and wine fridge. Integrated fridge freezer. Integrated dishwasher. Tiled floor. Vaulted ceiling with king trusses. Velux roof lights. Living area with multi fuel stove set within a brick and oak fireplace.



GARDEN ROOM

6.00 m (19'8") x 2.62 m (8'7")

Tiled floor. Windows to two sides and French doors out to the rear. Wall lights.

UTILITY ROOM

3.25 m (10'8") x 2.40 m (7'10")

Stable door. Tiled floor. Vaulted ceiling with exposed trusses. Fitted base and wall cabinets with polished granite worktops incorporating sink unit. Housekeepers' cupboard. Washing machine point. Wall lights. Access through into the annexe.

CLOAKROOM

1.70 m (5'7") x 1.17 m (3'10")

Low flush WC with fitted cabinetry. Oak tops with cantilever wash hand basin. Casement window to the rear. Tiled walls. Karndean flooring. Anthracite heated ladder towel rail. Coving. Extractor fan.

FIRST FLOOR

BEDROOM ONE

4.20 m (13'9") x 3.57 m (11'9")

Dual aspect room with windows to both sides. Vaulted ceiling with exposed trusses Television point.



EN-SUITE BATHROOM

3.30 m (10'10") max x 3.20 m (10'6") max

Freestanding roll top bathtub. Separate shower cubicle with a tiled surround and double rain head shower. WC with concealed cistern. Cantilever wash hand basin set upon fitted cabinetry. Half panelled walls. Chrome heated ladder towel rail. Extractor fan. Casement window. recessed light. Karndean flooring.



BEDROOM TWO

4.15 m (13'7") x 3.71 m (12'2") measurement includes the En-Suite

Dual aspect room with windows to both sides. Beamed ceiling. Television point.

EN-SUITE SHOWER ROOM

Shower cubicle with a tiled surround and double rain head shower. WC with concealed cistern. Cantilever wash hand basin set upon fitted cabinetry. Half panelled walls. Chrome heated ladder towel rail. Extractor fan. Velux roof light. Part vaulted ceiling with recessed lights and exposed beam. Karndean flooring.

ANNEXE



LIVING DINING KITCHEN

6.60 m (21'8") x 4.40 m (14'5")

Stylish range of fitted base and wall cabinets with a marble effect worktops incorporating single bowl stainless steel sink units with mixer tap. Integrated Lamona electric oven and matching flooring induction hob with extractor overhead. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Tiled splashback. Cast iron multi fuel stove set upon a stone hearth with a feature brick chimney breast, Karndean floor. Casement windows to both sides. Half glazed door out to the garden. Wall lights. Vaulted ceiling with exposed trusses.

BEDROOM

4.37 m (14'4") x 3.58 m (11'9")

Dual aspect room with UPVC casement windows to both sides. Karndean flooring with underfloor heating. Vaulted ceiling with exposed beam. Television point.

EN-SUITE BATHROOM

2.56 m (8'5") x 1.70 m (5'7")

Bath with double rain head shower. WC with concealed cistern. Wash hand basin with vanity storage. Half tiled walls. Chrome heated ladder towel rail. Extractor fan. Casement window to the side. Part vaulted ceiling with recessed lights and exposed beam. Karndean flooring. Electric shaver point.



BEDROOM TWO

4.52 m (14'10") x 3.36 m (11'0") measurement includes the En-Suite
Dual aspect room with casement window to the side and French doors opening out onto a stone flagged terrace to the other side. Karndeian flooring with underfloor heating. Vaulted ceiling with exposed trusses. Television point.

EN-SUITE SHOWER ROOM

Corner shower with double rain head shower. WC with concealed cistern. Wash hand basin with vanity storage. Half tiled walls. Anthracite heated ladder towel rail. Extractor fan. Casement window to the side. Bathroom mirror with lights. Vaulted ceiling with recessed lights and exposed beam. Karndeian flooring.



OUTSIDE

The Hermitage is set within open countryside and has a lovely aspect looking from every angle, looking across the moors to the north and west and towards Sandsend and the coast to the east. The ground are well established, with lawned gardens to the front and rear, vegetable garden to the side and a sheltered stone paved courtyard to the southern aspect. There is plenty of off-street parking on the driveway to the front and a number of useful timber storage sheds upon the gardens.

ATTACHED DOUBLE GARAGE

5.40 m (17'7") x 4.70 m (15'4")

Worcester oil fired central heating boiler. Hot water cylinder. Electric light and power. Pair of doors to the front.



LAND & STABLES

An acre grass paddock lies to the rear of the house. Stock fenced to all sides and with a separate access in off the lane. There is a detached stable building with two loose boxes, hay and fed store and area of hardstanding to the front. There is electric light, power and water to the stable.



FLOORPLAN

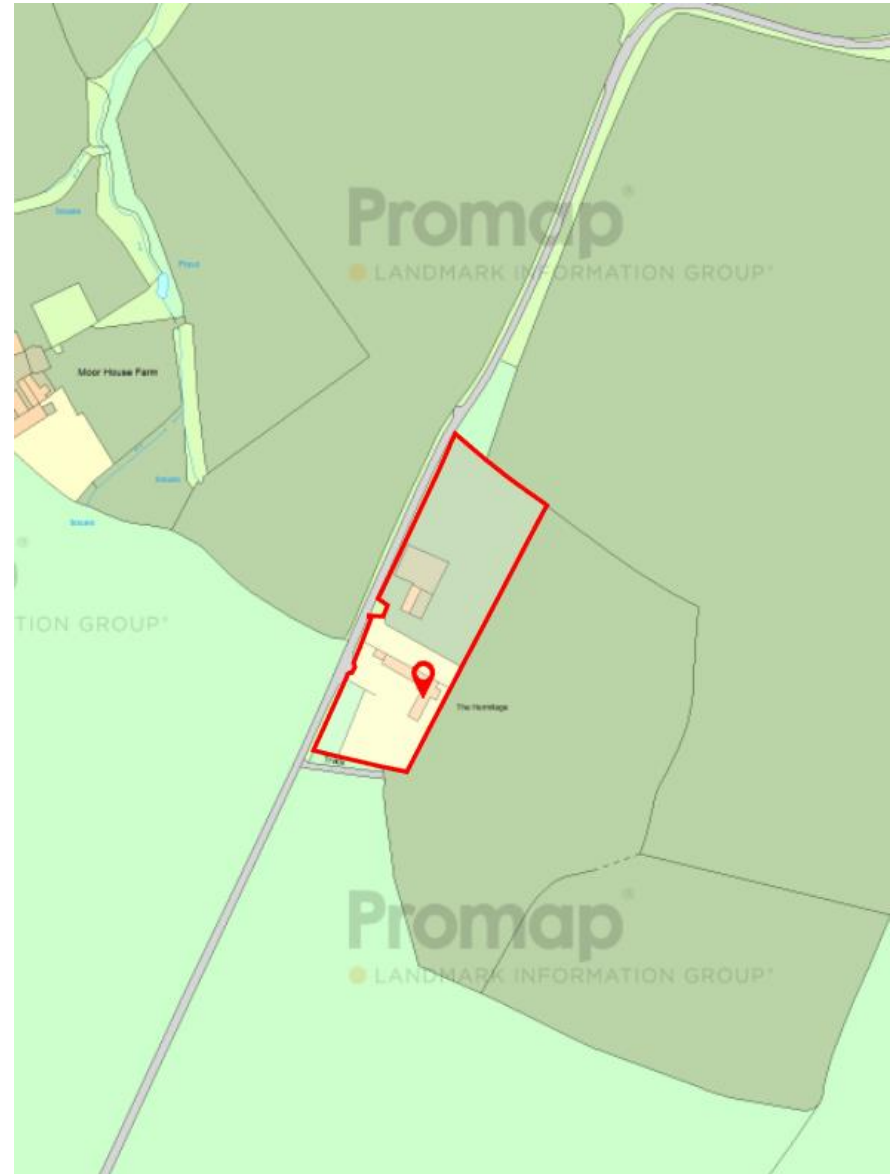
LANDPLAN



Ground Floor
 Approximate Floor Area
 1,969 sq. ft.
 (182.9 sq. m.)

First Floor
 Approximate Floor Area
 544 sq. ft.
 (50.6 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.
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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.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Score:

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

GENERAL INFORMATION

Services: Mains electric and water. Septic tank drainage. Oil-fired central heating. Solar panels provide an annual RHI and provide electric to the house.
Planning: North York Moors National Park
Council Tax: Band E
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
Postcode: YO21 2BE
Details prepared September 2024

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.

