

ROCKLEY COTTAGE BROOM HOUSE LANE, EGTON BRIDGE



A delightful character cottage, set in attractive grounds and with a detached stone barn, idyllically situated within a sought-after National Park Village.

A charming stone cottage with accommodation of over 1,100 sq.ft.

Entrance Hall – Sitting Room – Dining Room – Kitchen – Ground Floor Bedroom – Bathroom – Cloakroom

First floor bedroom with adjoining dressing room/occasional bedroom

Substantial stone barn to the side

Large, enclosed gardens with potential to create off-street parking.

NO ONWARD CHAIN

GUIDE PRICE £425,000

A quintessential country cottage set in idyllic grounds and occupying a lovely south facing position with an elevated view towards the River Esk and the famous Egton Stepping Stones. Rockley Cottage is a traditional dressed stone cottage, which provides attractive and versatile accommodation of over 1,100 square feet together with a sizable stone barn on the market for the first time in nearly 60 years.

Rockley is believed to have been built in four separate stages, with the main body of the cottage dating back to around 1852. Since then, the cottage has been significantly enlarged, extended and reconfigured into the property we see today. Well-proportioned rooms which retain a number of attractive period details and a number of recent improvements including some new electric panel heating and more modern kitchen and bathroom fittings. In brief: hallway, dual aspect sitting room and a front facing dining room with open fire. Kitchen fitted with a range of modern cabinetry and integrated appliances. Large ground floor bedroom, cloakroom and a separate bathroom. Upstairs is a large, front facing bedroom with an adjoining dressing room or occasional bedroom.

Rockley Cottage is set in an elevated, south facing position with a lovely outlook towards the River Esk. Gardens surround the property to all sides and are well established and professionally managed, with lawn, herbaceous borders and a number of fine specimen trees. Within the grounds is a large stone barn, which currently provides useful storage/utility, a workshop space and a small garage.



LOCATION

Egton Bridge is a pretty rural village with public houses and village school, rated outstanding by Ofsted and lies in the heart of the beautiful scenery of the Esk Valley within the North York Moors National Park and is an ideal centre for all manner of outdoor pursuits with excellent riding and walking. Egton Bridge is close to Goathland, a popular tourist attraction and the centre of Heartbeat country. There is also a rail service with a direct line from Whitby to Middlesbrough as well as local bus services. Situated around one mile north is the well served village of Egton which has a good range of amenities including, doctors' surgery, public houses, and garage. The traditional seaport of Whitby is only around 7 miles distant and 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 COMPRISES

ENTRANCE HALL

Panelled front door. Stairs to the first floor.

SITTING ROOM

3.90 m (12'10") max into bay x 3.68 m (12'1")

Dual aspect room with a bay window to the side and casement window to the front. Electric night storage heater. Beamed ceiling. Television point.



DINING ROOM

3.77 m (12'4") x 3.46 m (11'4")

Window to the front. Electric panel heater. Under stairs fitted cupboard. Open fire with matching fireside recesses. Beamed ceiling.



REAR HALL

Fitted coats cupboard. Electric night storage heater. Loft inspection hatch.

KITCHEN

2.85 m (9'4") x 2.00 m (6'7")

Range of fitted base and wall units, single bowl stainless steel sink unit. Integrated double oven. Integrated microwave. Four ring electric hob with extractor overhead. Integrated fridge freezer. Integrated washing machine. Double aspect with windows to the rear and side. Recessed ceiling lights. Tiled splashback. Laminate wood floor. Kick-space heater.



GROUND FLOOR BEDROOM ONE

4.14 m (13'7") x 3.65 m (12'0")

Casement window to the side. Electric panel heater.



BATHROOM

3.45 m (11'4") x 2.20 m (7'3")

Smart, modern suite, comprising bath with a tiled surround. Separate walk-in shower cubicle. Wall hung wash hand basin. Low flush WC. Tiled floor with underfloor heating. Heated towel rail. Casement window to the side. Recessed ceiling lights. Extractor fan.



CLOAKROOM

1.27 m (4'2") x 1.00 m (3'3")

Low flush WC. Wall hung wash hand basin. Tiled floor with underfloor heating. Extractor fan. Recessed ceiling lights.

FIRST FLOOR

BEDROOM TWO

4.86 m (15'11") x 3.50 m (11'6")

Window to the front with River Esk views. Electric night storage heater. Loft inspection hatch.



DRESSING ROOM/OCCASIONAL BEDROOM

3.70 m (12'2") x 3.11 m (10'2")

Window to the side with garden views. Electric night storage heater. Exposed floorboards.

BARN

A detached stone barn, with dressed herring bone design and the initials K.F. indicating Kenneth Foster (1910). The barn is subdivided into three.

WORKSHOP/UTILITY

3.71 m (12'2") x 3.00 m (9'10")

Window. Fireplace. Electric light and power for a drier etc. Mezzanine storage floor overhead. Water supply.

STORAGE ROOM

4.20 m (13'9") x 2.60 m (8'6")

Cycle storage or a small garage, suitable only for a very compact vehicle. Paved floor. Arrow slit windows. Electric lights.

BARN STORE

3.80 m (12'6") x 2.30 m (7'7")

Concrete floor. Arrow slit windows. Electric lights. Stable door to the side. Access to mezzanine storage floor.

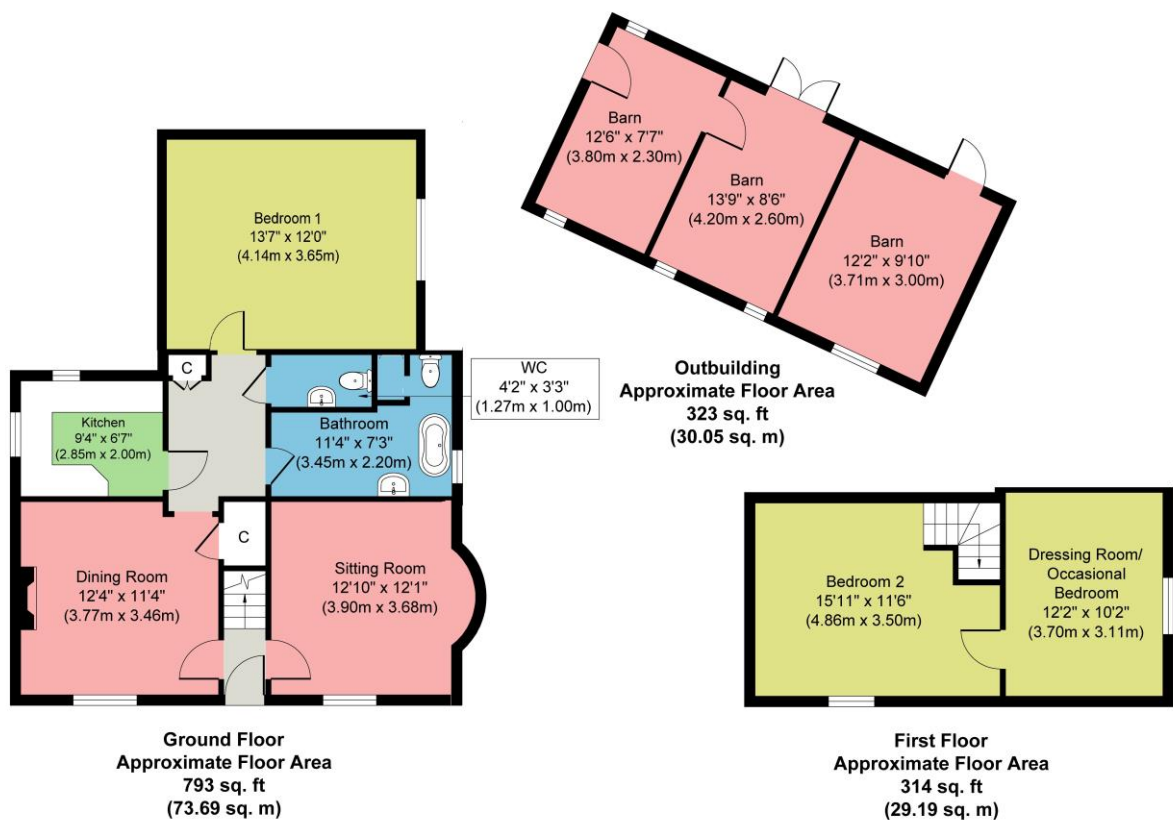


OUTSIDE

Rockley Cottage stands elevated from Broom House Lane, up a small flight of stone steps, with a pathway leading to the front door and adjacent patio. The front of the cottage faces south and has direct view overlooking the River Esk which lies 100 feet away, affording the cottage a very pretty outlook towards the stepping stones and looking up towards the moors in the distance. The cottage garden surrounds the property to three sides and has gone from being a productive vegetables and soft fruit garden to a more manageable area, largely laid to lawn with several mature shrubs and trees including a fine pair of magnolia trees and a Japanese acer. To the western edge of the garden stands the barn, currently providing useful storage but with some further potential, subject to any necessary consents.

From Broom House Lane we understand that Rockley Cottage has a vehicular and pedestrian right of access through the neighbouring five bar gate and around the boundary of the garden and through into the back garden. Outside water supply.





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 and electric. Central heating is electric. Drainage is to a septic tank.
Council Tax:	Band D
Please Note:	Rockley Cottage has a right of way, both vehicular and on foot through the neighbouring five bar gate, through the field and into its back garden.
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	North York Moors National Park
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO21 1UZ
EPC:	TBC

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

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.

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