



**SOUTHFIELDS, 6 LOW LANE
MICKLEBY, NORTH YORK MOORS NATIONAL PARK**

Cundalls



SOUTHFIELDS, 6 LOW LANE MICKLEBY, NORTH YORK MOORS NATIONAL PARK TS13 5LY

Whitby 8 miles, Guisborough 13 miles, Middlesbrough 23 miles (all distances approximate)

A unique rural property offering a huge amount of potential for improvement, comprising a period house, a range of traditional buildings and in all situated within around 5.3 acres of grazing land and grounds.

- Quietly positioned at the far end of the village and offering a wealth of lifestyle potential .
- Detached stone house providing almost 1,300 square feet of accommodation which offers a versatile layout of rooms and with a range of adjoining traditional barns offering potential to extend the accommodation into: subject to all necessary planning consents.
- Grounds and land of 5.3 acres; ideal for those with equestrian or smallholding interests including over 4 acres of permanent pasture with an outstanding outlook.
- Range of traditional buildings which offer some further potential.
- Located on the fringes of Mickleby, within easy reach of Sandsend and Whitby.

OFFERS IN EXCESS OF £550,000

DESCRIPTION

A compact and characterful residential smallholding with huge potential, located in a quiet rural village close to the Yorkshire coast and within easy reach of picturesque and popular Sandsend and Whitby.

Southfields has been in the same hands for over 100 years and comprises a traditional stone farmhouse with adjoining barns which offer the scope to extend the accommodation into, subject to all necessary consents and permissions. The farmhouse sits within land and grounds of 5.3 acres in total which offer the opportunity for a purchaser to explore a variety of uses for the land and buildings, and the scope to create a unique lifestyle and home in an attractive rural location.

The living accommodation retains plenty of original character and is now in need of a thorough programme of modernisation and refurbishment, providing the opportunity to create a unique character property within a sought after National Park village. The house currently amounts to almost 1,300 square feet with the adjoining barns providing a further 490 square feet. In brief the accommodation comprises the following: breakfast kitchen with rear porch, cloak and bathroom, inner hall with adjacent pantry, snug/living room and a dual aspect sitting room. Upstairs are three bedrooms and the house bathroom. The windows were replaced with double glazed units only five years ago.

Southfields is situated, aptly, on the southern fringes of the village and stands back from the village street in a slightly elevated position. Gardens lie to the immediate front and back, with a range of traditional outhouses and agricultural buildings standing beyond.

The land comprises 5.3 acres of permanent pastureland, bounded by hedgerows and fencing and is currently arranged as 2 fields which offer a fantastic outlook and have the benefit of water. Ideal for those with equestrian or smallholding interests.

LOCATION

Mickleby is a small village, located only a short distance from the sought-after coastal villages of Sandsend and Ruswick Bay. Mickleby itself has a pub within the village whilst a larger range of facilities can be found close by in either Whitby which is 8 miles away or Guisborough 13 miles distant.

ACCOMMODATION

FARMHOUSE KITCHEN

5.60 m (18'4") x 3.30 m (10'10")

Composite front door. Dual aspect with windows to the front and rear. Belfast sink unit set into a kitchen cabinet unit. Separate stainless steel sink unit set into a base unit. Electric cooker point. Quarry tiled floor to part. Washing machine point.



REAR HALL

Door out to the rear.

CLOAKROOM

1.80 m (5'11") x 0.80 m (2'7")

High flush WC. Pedestal wash hand basin.

BATHROOM

1.80 m (5'11") x 1.50 m (4'11")

Bath. Window to the front.

INNER HALL

Stairs to the first floor. Fitted storage cupboard.

PANTRY

2.14 m (7'0") x 1.25 m (4'1")

Window to the front. Fitted pantry shelving.

SNUG/DINING ROOM

4.60 m (15'1") x 3.00 m (9'10")

Window to the rear. Anthracite powered, cream coloured Rayburn set within an inglenook and upon a stone and quarry tiled hearth with fitted cupboards to both sides. Serving hatch.



SITTING ROOM

5.58 m (18'4") x 3.93 m (12'11")

Dual aspect with windows to the front and rear. Open fire with a tiled surround and mantel.



FIRST FLOOR

LANDING

Loft inspection hatch.

BEDROOM ONE

3.68 m (12'1") x 3.45 m (11'4")

Casement window to the rear. Airing cupboard housing hot water cylinder with slatted shelving. Fitted storage cupboard.



BEDROOM TWO

3.86 m (12'8") x 3.67 m (12'0")

Casement window to the rear.



BEDROOM THREE

3.85 m (12'8") x 1.78 m (5'10")

Casement window to the front.

BATHROOM

2.75 m (9'0") x 2.00 m (6'7")

Bath with a panelled surround. Low flush WC. Pedestal wash hand basin. Casement window to the front. Tiled walls to part. Heated towel rail. Electric wall heater.



BUILDINGS

Adjoining the house are a range of single storey stone outbuildings, which are currently used as workshop and storage space, offering some potential to extend the existing accommodation into, subject to all necessary planning consents and permissions.

BARN

5.90 m (19'4") x 3.40 m (11'2")

BARN

5.90 m (19'4") x 4.36 m (14'4")

GARAGE

To the front of the house is a generous brick-built garage with adjoining stone-built storage room.

5.20 m (17'0") x 3.00 m (9'8")

To the rear of the house is a further range of small, brick-built outhouses with a pair of more substantial agricultural buildings lying just beyond. In need of refurbishment and improvement they offer a useful footprint for restoration or replacement.

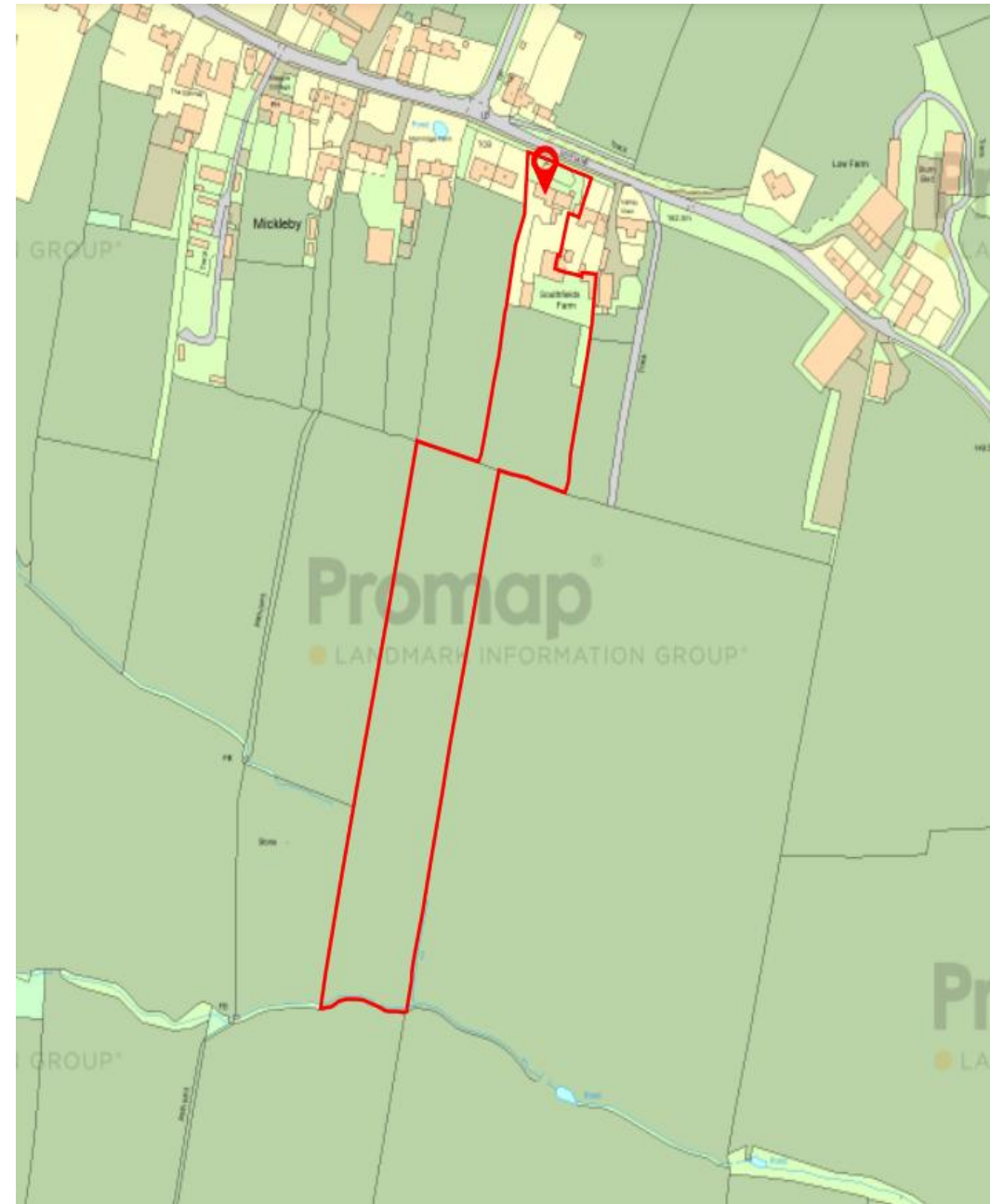


GROUNDS

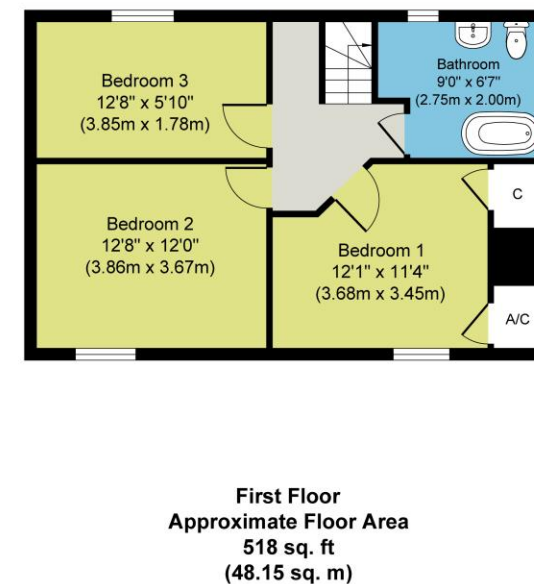
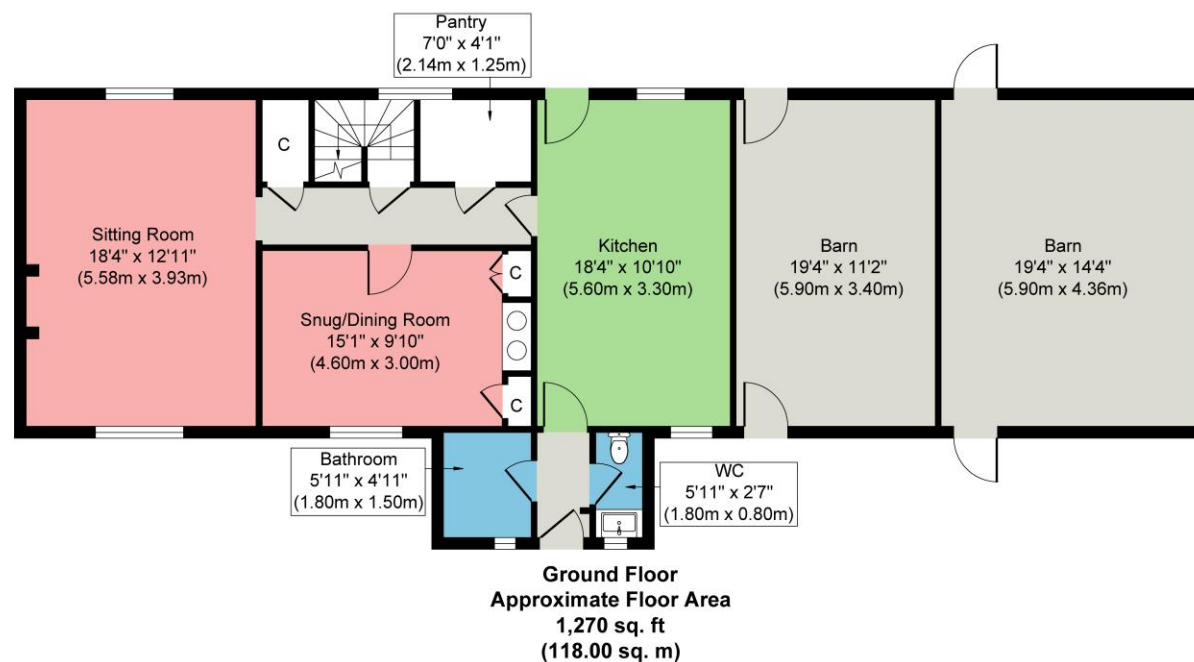
Southfields has a mature cottage style garden to its front, set well back from the street and enclosed with a mixture of hedging and fence work. The house is approached via a driveway to the side, which curves up to the house providing plenty of parking. A wide trackway runs up the northern gable end, through a five-bar gate and opening into the rear garden and beyond provides a good access into the land which lies beyond the rear garden, which comprises lawn and a large plot which previously served as a vegetable and soft fruit garden.

LAND

Southfields sits in a total plot of 5.3 acres, with around 4.5 acres of this comprising two paddocks of permanent pastureland. The land lies to the rear of the property and is divided into two parcels, stock fenced with mature hedgerows and fencing. There is a water supply to the land and the paddocks benefit from a lovely south facing aspect.







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.

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 water, drainage and electric.
Planning: North York Moors National Park
Council Tax: D
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 April 2025
Council Tax: TS13 5LY

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.

