



ST HELENA
DANBY HEAD, NORTH YORK MOORS NATIONAL PARK

Cundalls



ST HELENA

DANBY HEAD, CASTLETON
NORTH YORK MOORS NATIONAL PARK
YO21 2NL

Castleton 3 miles, Helmsley 19 miles, Whitby 19 miles, York 40 miles, Leeds 76 miles (all distances approximate)

***An idyllic country property, with outstanding views and a peaceful south facing position.
Versatile period farmhouse with annexe. Mature grounds and ample parking.***

- Over 1,900 square feet of accommodation with a versatile layout as two independent properties, or one substantial, five-bedroom home.
- Entrance Hall – Farmhouse Kitchen – Utility Room – Cloakroom - Dining Room - Sitting Room – Conservatory.
- Two first floor double Bedrooms – House Bathroom.
- Adjoining Annexe with two ground floor Bedrooms – first floor Kitchen and separate Living Room.
- Wonderful rural location with superb far-reaching views from every angle.
- Attractive gardens surround the property to all sides. There is ample off-street parking.

GUIDE PRICE £600,000

DESCRIPTION

A superbly situated character property, surrounded by open countryside and with no near neighbours, yet only a 10-minute drive from the well served village of Castleton.

St Helena comprises a traditional stone farmhouse with attached annexe, well situated within Danby Head and benefiting from truly outstanding views. The property has been substantially improved in recent months but still offers some scope for a new purchaser to put their own stamp on the property. The accommodation is exceptionally versatile with the main body of the farmhouse providing two-bedroom accommodation and the adjoining annexe a further two bedrooms. The annexe could be easily incorporated back into the main house to create one sizable family home, if required, but otherwise is an ideal space for multi-generational living.

In brief the accommodation amount to 1,904 square feet in total: entrance hall with utility room and cloakroom. Farmhouse kitchen, dining room, sitting room and a substantial conservatory which takes in incredible 180 degree views up and down the Dale and towards Rosedale to the south.

Upstairs are two bedrooms and the shower room with an attractive range of modern fittings. The annexe has two ground floor bedrooms and upstairs a large living room, kitchen with quartz topped kitchen cabinets and a modern house bathroom.

St Helena occupies an exceptionally private position being located a quarter of a mile down a lengthy driveway. The house is set within mature grounds, which surround the property to all sides and includes a substantial area of parking and a number of useful timber outbuildings.

LOCATION

St Helena is located on Danby Head, in the heart of the glorious North Yorkshire Moors, close to Blakey Ridge and the famous Lion Inn. Castleton village is only 3 miles distant. The village, together with neighbouring Danby, provides a wide range of local amenities and is a vibrant and active rural community. Amenities within the village include a large general store, independent food store, two public houses, parish church, children's playground and outdoor bowling club. Local primary school rated as Outstanding by Ofsted. Secondary education can be found close by in Whitby and Guisborough along with a larger range of amenities. Castleton is served by the Esk Valley railway line, with both school and main services to Whitby and Middlesbrough, which connects to the main line network.

ACCOMMODATION

ENTRANCE HALL

Composite front door. Windows to two sides. Kardean flooring. Beamed ceiling. Radiator. Stairs to the first floor. Telephone point. Filter system for the private water supply.

FARMHOUSE KITCHEN

4.50 m (14'9") x 4.00 m (13'1")

Dual aspect room with windows to the front and rear and a fully glazed door opening out onto the garden. Range of fitted base cabinets with oak Butcher Block style worktops incorporating a one and a half bowl ceramic sink unit. Forest green AGA range oven. Flagstone floor. Valliant gas fire central heating boiler. Beamed ceiling with recessed ceiling lights. Recess with fitted shelving.



UTILITY ROOM

2.80 m (9'1") x 2.23 m (7'4")

Casement window to the rear. Range of fitted base and wall units incorporating a single bowl ceramic sink unit with mixer up. Tiled floor. Automatic washing machine point. Recess with shelving. Beamed ceiling.

CLOAKROOM

2.23 m (7'4") x 0.80 m (2'7")

Low flush WC. Wash hand basin. Panelled walls. Window to the side. Tiled floor.

DINING ROOM

4.00 m (13'1") x 3.60 m (11'10")

Original cast iron range. Feature stone lined recess. Beamed ceiling. Casement window to the front with window seat. Kardean floor. Radiator. Fully glazed door.



FRONT PORCH

Door out to the front. Tiled floor. Windows to the front side. Shelving.

SITTING ROOM

4.00 m (13'1") x 3.74 m (12'3")

Casement window to the front. Beamed ceiling. Wood burning stove set up on a stone hearth. Kardean floor. Inner window to the conservatory. Glazed French doors to the conservatory. Television point.

CONSERVATORY

3.80 m (12'6") x 3.00 m (9'10")

A superbly positioned room with windows to three sides which afford tremendous views. Tiled floor. Radiator. Double doors out to the garden. The conservatory requires remedial work or replacement.



FIRST FLOOR

LANDING

Loft inspection hatch. Cupboard housing the electrics. Dividing doors to the annexe.

BEDROOM ONE

4.00 m (13'1") x 3.74 m (12'3")

Dual aspect with windows to the front and side. Radiator. Loft inspection hatch.



BEDROOM TWO

3.12 m (10'3") x 3.00 m (9'10")

Casement window to the front. Range of fitted wardrobes. Radiator.

SHOWER ROOM

3.73 m (12'3") x 2.10 m (6'11")

Fully tiled walk-in shower cubicle. Wall hung wash and basin with fitted storage underneath. Low flush WC. Pair of casement windows to the rear. Heated ladder towel rail. Extractor fan. Recessed ceiling lights. Cupboard housing the hot water cylinder.



BATHROOM

2.20 m (7'3") x 1.66 m (5'5")

Bath with shower overhead and with a tiled surround. Low flush WC. Wash basin with fitted storage. Vertical ladder towel rail. Extractor fan. Velux roof light. Recessed ceiling lights.

ANNEXE GROUND FLOOR

Door out to the garden. Tiled floor.

BEDROOM FOUR

3.00 m (9'10") x 2.40 m (7'10")

Casement window to the rear. Radiator. Fitted under stairs storage cupboard.

BEDROOM FIVE

4.00 m (13'1") x 2.40 m (7'10")

Window to the side. Radiator. Wall light point.

ANNEXE FIRST FLOOR.

KITCHEN

4.40 m (14'5") max x 4.30 m (14'1")

Range of high-quality granite topped units incorporating a one and a half bowl ceramic sink unit. Integrated electric oven with four ring induction hob. Engineered oak floor. Radiator. Dual aspect with the windows to the front and rear and a velux roof light. Panelled ceiling. Recessed ceiling lights.

SITTING ROOM/BEDROOM THREE

4.99 m (16'4") x 4.30 m (14'11")

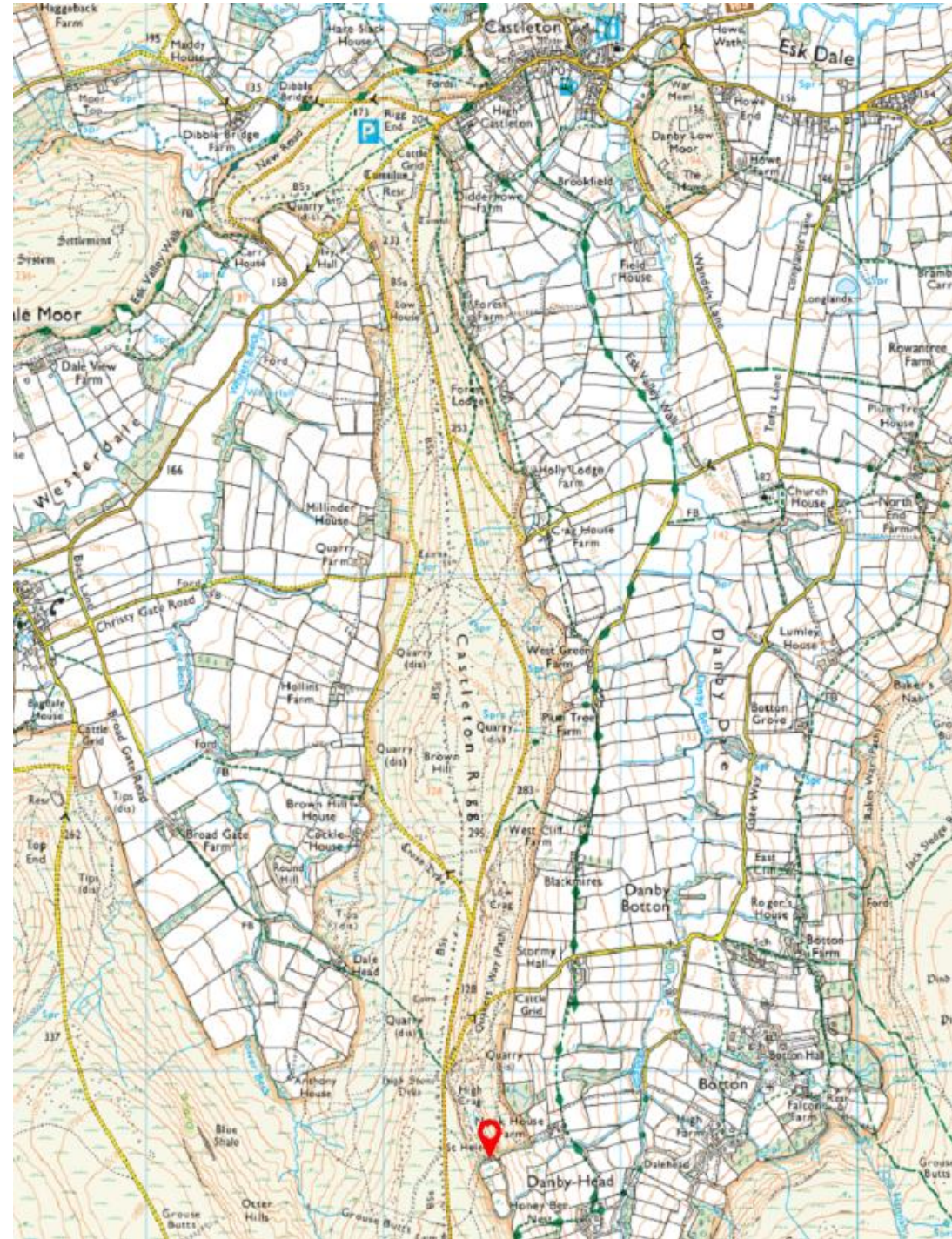
Pair of velux windows to the front. Casement window to the side. Pair of radiators. Stairs down to the annexe Bedrooms.



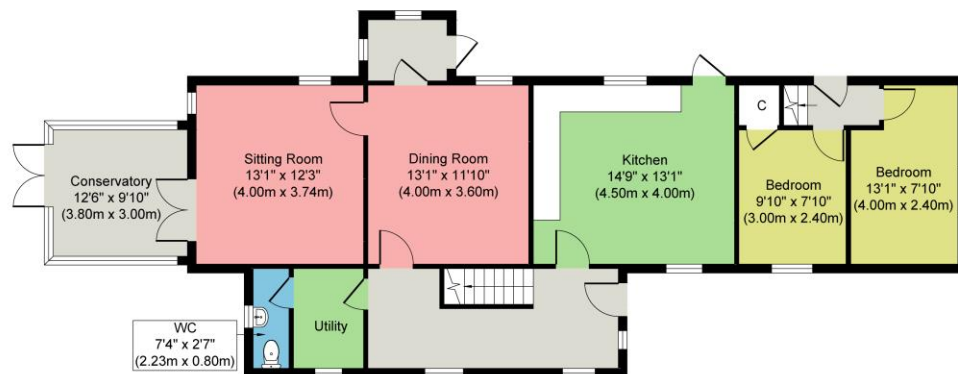
OUTSIDE

St Helena is set well back from the road, down a lengthy track which serves just this one property, and which opens onto a large parking area.

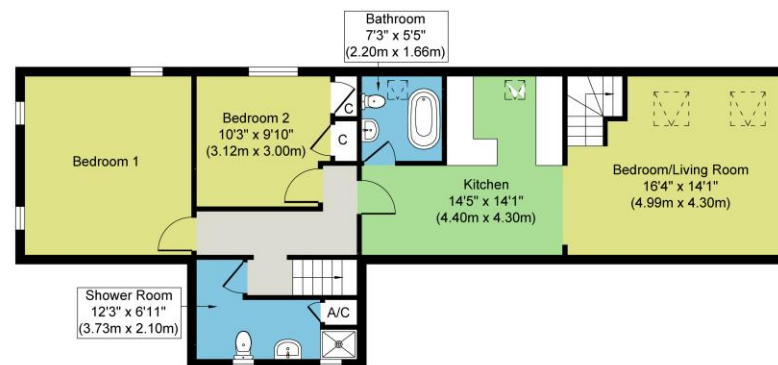
In all the house stands in 0.2 acres of well-established largely lawned grounds which surround the house to all sides. The focal point of St Helena is its position and the panoramic views the house enjoys, the garden offers a number of seating areas, from sheltered stone flagged alcoves to a terrace at the side. Within the grounds are a number of useful timber outbuildings, ideal for storage or could be utilised for other purposes if needed.







Ground Floor
Approximate Floor Area
1080 sq. ft
(100.32 sq. m)



First Floor
Approximate Floor Area
824 sq. ft
(76.54 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: G/12. Potential D/64

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. Private water supply. Septic tank drainage. Gas fired central heating via LPG gas.

Planning: North York Moors National Park

Council Tax: Band 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

Postcode: YO21 2NL

Details prepared May 2025

Please Note: St Helena has recently undergone substantial remedial works to address historic subsidence. We understand that the issue is resolved and there is full paperwork and guarantees in place for the work.

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.

