

THE OLD DAIRY, 2B RYELAND LANE ELLERBY



Modern barn conversion comprising a spacious four-bedroom property, presented to an attractive standard throughout, with private garden, parking and garage with mezzanine storage.

A spacious and well-proportioned property with almost 2,000 square feet of accommodation.

Farmhouse Kitchen – Utility Room – Inner Hall – Cloakroom – Sitting Room

Ground floor double bedroom with en-suite – three First Floor double Bedrooms – House bathroom – Shower room

Enclosed lawned garden - off-street parking – garage

No Onward Chain

GUIDE PRICE £425,000

A substantial and well-proportioned barn conversion located in the pretty and peaceful village of Ellerby, only a stone's throw from Runswick Bay and the heritage coastline.

The Old Dairy is an attractive conversion of traditional farm buildings, completed around 20 years ago and has been recently improved with new bath and shower rooms to all but one of the three suites. The old

The Old Dairy provides a good range of versatile accommodation with bedrooms to both floors and is presented to a high standard throughout. In all 1,984 square feet which comprises; large farmhouse style dining kitchen with pantry storage and adjoining utility room, inner hallway with cloakroom and a large dual aspect sitting room. There are up to four bedroom in total, one suite to the ground floor with re-fitted ensuite, and three further double bedrooms and two further bath and shower rooms.

The Old Dairy has an enclosed private garden with open views across open farmland and towards the sea, allocated parking and a large garage with a useful mezzanine storage floor overhead.



LOCATION

Ellerby is a pretty rural village located in the North York Moors National Park situated between the picturesque and sought after fishing villages of Sandsend and Runswick Bay and lies approximately 8 miles from Whitby to the South, 20 miles to the Teesside area to the West and 10 miles to Saltburn to the North.

Ellerby has a well-regarded village pub and there are amenities close by in the village of Hinderwell only 2 miles away and a wider selection in the vibrant and very popular seaport of Whitby.

CCOMMODATION COMPRISES

FARMHOUSE DINING KITCHEN

6.75 m (22'2") x 5.77 m (18'11")

A dual aspect room with windows to the front and rear. Half glazed front door. Range of fitted base and wall units with polished granite worktops incorporating Belfast sink. Integrated electric double oven. Four ring induction hob with extractor overhead. Integrated fridge freezer. Integrated dishwasher. Fitted understairs cupboard. Wide plank floorboards. Column radiator. Recessed ceiling lights.



UTILITY ROOM

1.83 m (6'0") x 1.62 m (5'4")

Automatic washing machine point. Tiled floor Radiator. Extractor fan. Storage area.

INNER HALL

Stairs to the first floor with an open understairs area. Wide plank floorboards. Column radiator. Glazed double doors to the Sitting Room.

CLOAKROOM

2.70 m (8'10") x 1.00 m (3'3")

Low flush WC. Pedestal wash hand basin. Grant oil-fired central heating boiler. Tiled floor. Extractor fan. Recessed ceiling lights.

SITTING ROOM

5.76 m (18'11") x 4.53 m (14'6")

A dual aspect room with windows to the front and rear. Wide plank floorboards. Two column radiators. Recessed ceiling lights. Wall light points. Television point. Telephone point.



SIDE HALLWAY

Stairs to the First Floor.

GROUND FLOOR BEDROOM FOUR

4.00 m (13'1") x 2.62 m (8'7")

Window to the front. Column radiator. Cupboard housing electric fuse board.



EN-SUITE SHOWER ROOM

1.73 m (5'8") x 1.60 m (5'3")

Walk in shower cubicle with Mira Sport shower overhead. WC and wash hand basin in a vanity unit. Chrome heated ladder towel rail. Casement window to the rear. Extractor fan.



SHOWER ROOM

2.70 m (8'10") x 1.35 m (4'5")

Walk in shower cubicle with Mira Sport shower overhead. WC and wash hand basin in a vanity unit. Chrome heated ladder towel rail. Extractor fan.

BEDROOM THREE

4.30 m (14'1") max x 2.90 m (8'6") max

Velux roof light. Wide stripped floorboards. Fitted storage cupboard. Eaves storage cupboard.



FIRST FLOOR

MASTER BEDROOM

5.00 m (16'5") x 4.40 m (14'5")

Dual aspect room with casement window to the side and velux roof light. Radiator. Telephone point. Television point.



BATHROOM

3.71 m (12'2") max x 2.62 m (8'7") max

Bath with a tiled surround. Separate walk-in shower cubicle. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Tiled floor. Two radiators. Extractor fan. Recessed ceiling lights.



BEDROOM TWO

4.24 m (13'11") x 3.73 m (12'3")

Velux roof light to the front. Radiator, Eaves storage cupboard. Recessed lights.



OUTSIDE

One of just three properties within a small development, The Old Dairy has an enclosed lawned garden with an attractive sea view, across open farmhand towards the coast.

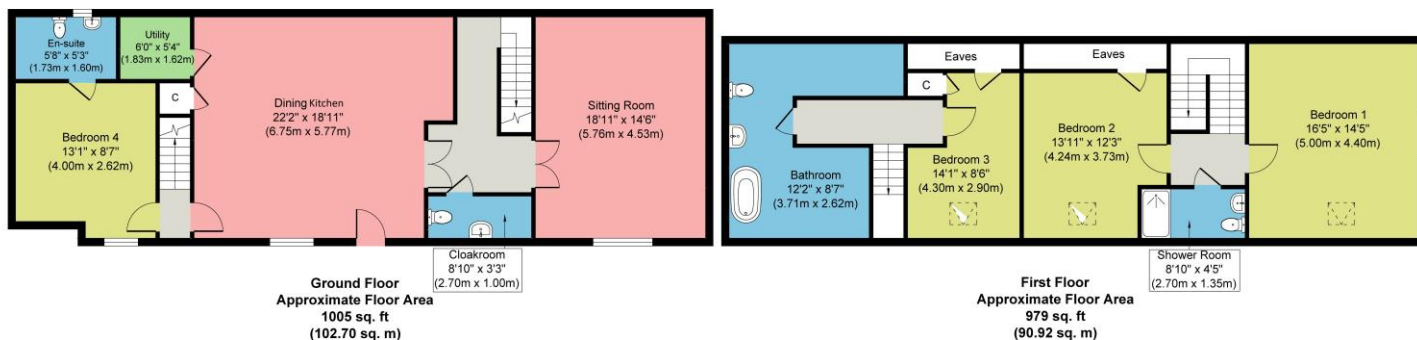
The garden has been specifically designed to be easy to care for, with a pebbled seating and BBQ area which gives way to a lawned garden which is enclosed to all sides. There is allocated private parking and a large garage with mezzanine storage overhead.



GARAGE

7.58 m (24'8") x 3.35 m (10'9")

Timber double doors. Oil tank. Electric light and power. Mezzanine storage floor.



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

Services: Mains water, drainage and electricity. Oil fired central heating.
Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
Council Tax: E
EPC: Current D/66 Potential C/77
Post Code: TS13 5LP
Viewing: Strictly by appointment with the Agent's Pickering office.
Photos taken & brochure prepared May 2025

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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