

LITTLE GARTH, DARNHOLME ROAD GOATHLAND



A detached property with a good range of well-presented, modern accommodation, pretty moorland views to the rear and a peaceful position within the village.

1,470 square feet of accommodation.

Entrance Porch – Entrance Hall – Breakfast Kitchen with Rear Porch – Living/Dining Room –

Snug/Bedroom Three – Shower Room

Two first floor bedrooms – Shower Room

Set upon a generous plot with mature garden and grounds – garage - ample off-street parking.

GUIDE PRICE £425,000

A detached dormer bungalow with versatile accommodation, attractive grounds, garage and parking, peacefully situated within Goathland.

Quietly situated down a private lane within an easy walk of this popular moorland village, Little Garth comprises a well-presented detached dormer bungalow, with mature grounds, garage and parking. In all the property amounts to 1,470 square feet which is arranged as the following accommodation. Entrance porch, hallway and ground floor shower room. Breakfast kitchen with a rear porch opening out onto the garden to the rear. Large living and dining room and a conservatory. To the ground floor is a bedroom or study and the upstairs provides a further two double bedrooms and shower room.

Little Garth is situated to the bottom of a private lane just off Darncombe Lane. To the side is a short driveway leading to the detached single garage. The garden encircles the property to three sides and is a well-established space, stocked up with mature shrubs, a number of trees and flower borders.



LOCATION

Goathland is a most attractive and very popular Moorland village, within the North York Moors National Park, and perhaps best known as the location for the popular television drama "Heartbeat". The Beacon was used as a filming location for a number of episodes. The steam railway calls in at Goathland station, which is famous worldwide as the filming location of Hogsmeade Station in the Harry Potter films. The seaside resort of Whitby lies only 3 miles to the north and the market town of Pickering 11 miles to the south. The village is well placed for outdoor pursuits with miles of footpaths, bridleways and cycle paths leading out literally from the front door, the well-known Mallayan Spout Waterfall is just a short walk from the property.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Front door. Fully glazed inner door.

ENTRANCE HALL

Window to the rear. Stairs to the First Floor. Coving.



UTILITY CUPBOARD

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

Fitted worktop. Automatic washing machine point.

BREAKFAST KITCHEN

3.94 m (12'11") x 3.16 m (10'4")

Range of matching base and wall units incorporating a one and a half bowl sink unit. Integrated electric oven. Four ring hob with extractor fan overhead. Integrated dishwasher. Tiled splashbacks. Casement window to the side. Radiator. Sliding doors to the rear porch.



REAR PORCH

Door to the garden. Tiled floor.

LIVING DINING ROOM

6.97 m (22'10") x 4.10 m (13'5")

A triple aspect room with windows to the front and side and glazed double doors into the conservatory. Two radiators. Open fire with a tiled surround and granite hearth. Coving. Television point.



CONSERVATORY

4.00 m (13'1") x 3.00 m (9'10")

Pitched translucent roof. Pair of doors out to the garden. Ceiling fan.



SNUG/BEDROOM THREE

3.65 m (12'0") x 2.70 m (8'10")

Timber double doors onto the garden. Radiator. Cupboard concealing the meters.



SHOWER ROOM

2.71 m (8'11") x 1.78 m (5'10")

Walk in shower. Low flush WC. Wash hand basin set within a vanity. Tiled walls. Casement window.



FIRST FLOOR

LANDING

Velux roof light, loft inspection hatch.

BEDROOM ONE

4.90 m (16'1") x 4.30 m (14'1")

Windows to the rear and side. Fitted storage cupboards. Radiator.



BEDROOM TWO

4.96 m (16'3") x 3.91 m (12'10")

Window to the rear. Radiator. Range of fitted wardrobes and bedroom furniture. Television point.



SHOWER ROOM

1.75 m (5'9") x 1.60 m (5'3")

Corner shower cubicle. Low flush WC. Pedestal wash hand basin. Radiator. Window to the front. Tiled floor. Electric light and shaver point.

OUTSIDE

Little Garth sits in well-established garden and grounds to all sides. At the front is a pretty lawned garden with an area of decking leading directly off the Snug. To the rear and side, the garden is largely laid to lawn, with well stocked herbaceous borders, a number of mature trees. The rear garden has an uninterrupted view across open fields, towards the village. A timber summer house stands to the far corner.

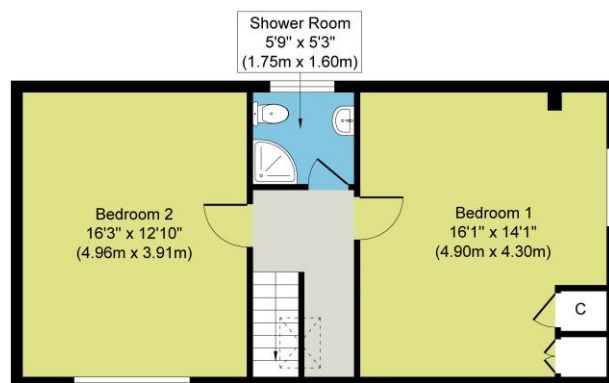


GARAGE

Detached garage with metal up and over door. Electric light and power. Door out to the side.



Ground Floor
Approximate Floor Area
929 sq. ft
(86.27 sq. m)



First Floor
Approximate Floor Area
544 sq. ft
(50.49 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

Services: Mains water, drainage and electricity.
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
 Council Tax: E
 EPC: Current D/59 Potential D/63
 Post Code: YO22 5LA
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Photos taken & brochure prepared October 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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