

Blenkin

& Co

CHARTERED SURVEYORS



OAKLEY HOUSE · WHITBY









## OAKLEY HOUSE

14 Well Close Terrace, Whitby,  
North Yorkshire YO21 3AR

*Sandsend 3 miles · Robin Hoods Bay 5 miles ·  
Scarborough 19 miles · Pickering 21 · York 45  
miles*

**Striking Edwardian townhouse  
situated a short walk from Whitby  
Harbour, the West cliff and beach**

Entrance vestibule · staircase hall · 2  
reception rooms · kitchen dining family  
room · utility room · boot room ·  
cloakroom wc · 6 bedrooms · 3  
bathrooms · front garden and rear  
courtyard garden

**For Sale Freehold**









Oakley House is a double-fronted Edwardian villa built in 1905. The house benefits from an elevated position at the far end of a terrace within a prime residential location convenient for the town's amenities. Comprehensively re-imagined and renovated in the last eighteen months, this family house offers light and flowing accommodation with well-proportioned living space, six bedrooms, three bathrooms and appealing outdoor space.

- Attached Edwardian villa
- Accommodation of nearly 2500 sq ft arranged over three floors
- Elevated position, peaceful location, no passing traffic
- Six bedroom family house with ample living and bedroom accommodation
- Comprehensively and beautifully renovated with great attention to detail
- Architectural detailing by William Deakins Architects
- Views to Whitby Abbey from the upper floors
- Prime location within easy walking distance of local amenities including the harbour, West Cliff and beach

Oakley House is a striking red brick double fronted family house with original features such as high ceilings, panelled doors, cornicing, floorboards and fireplaces. It has been comprehensively renovated in the last eighteen months as well as decorated internally and externally. Along with a new kitchen and utility room, there are new bathrooms, new boiler/radiators/towel rails, an unvented cylinder, new carpets and new window blinds (both privacy and Roman). A traditional recessed porch with the original panelled front door opens to the vestibule and onto the hall flanked by two reception rooms.

The splendid living room has a bay window and a wood-burning stove inset within exposed brickwork and set on a stone plinth. At the far end of the hall is a timber-framed glass panel and door bringing further light into the modern kitchen/dining/family/room with its wood-burning stove and space to accommodate a family-sized table and sofa. Bifold doors open onto the private west facing landscaped courtyard. The new kitchen includes a Britannia range with six-burner gas hob and two electric ovens, an island unit, quartzite worktops and an adjacent utility room with a single back door to the courtyard garden. The staircases with painted wooden balustrades and handrails rise to both upper floors. The hall and first floor landing are lit by a tall window and a skylight throws natural light onto the second floor landing. There are three bathrooms and six double bedrooms; all bathrooms benefit from high specification fixtures and fittings. The principal bedroom has a double sash window, striking marble fireplace and a built-in cupboard with hanging space and shelving. The five further bedrooms all have good ceiling heights and the four second floor bedrooms all have panelled walls with recessed shelving.

### Outside

To the front is an appealing garden area with a stone terrace and planted borders which benefits from morning sunshine and is screened by mature beech hedging. At the rear, connected to the dining room via bifold doors, is a private, paved courtyard with raised flower beds which enjoys a west facing position and is not overlooked. At the far end is a small garden store. Permit parking is available (two for the house) with further annual permits available at the nearby West Cliff car park.

As well as access from Well Close Terrace the property also has access onto Back St Hilda's Terrace via a gate from the rear courtyard garden.

### Environ

Whitby lies on the North Yorkshire coastline at the edge of the North York Moors National Park and has long been a popular seaside town steeped in history. It offers a wide range

of amenities - schools, shops, restaurants and cafés all of which are within comfortable walking distance of Oakley House. The harbour and magnificent sandy beach are both a five minute walk away. The A171 lies half a mile to the north connecting to Scarborough and Middlesbrough as well as to the A169 south across the Moors to Pickering and on to York. The railway station offers rail links to surrounding areas.









Tenure: Freehold

EPC Rating: D

**Services & Systems:** Gas central heating, mains electric, mains water and drainage.

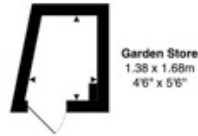
**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale (i.e. including carpets, blinds, kitchen "white goods"). All others are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Local Authority:** North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Directions:** Head to Well Close Terrace and Oakley House is the last house on the right.

## Oakley House, 14 Well Close Terrace, Whitby, YO21 3AR



Gross Internal Area: 225.0 m<sup>2</sup> ... 2422 ft<sup>2</sup> (excluding Garden Store)  
All measurements are approximated for display purposes only and should be independently verified  
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[www.matthillier.co.uk](http://www.matthillier.co.uk)

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

**Important notice 1.** No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars and showreel: August 2023





City

Country

Coast