

Blenkin

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CHARTERED SURVEYORS



YEOMAN HALL · SLEIGHTS · WHITBY





YEOMAN HALL

Woodlands, Sleights, Whitby, North
Yorkshire YO21 1RY

*Whitby 3 miles · Pickering 17 miles · Malton 25
miles · Middlesbrough 30 miles · York 40 miles*

**Outstanding and unrivalled family
house with cottage, outbuildings
and fishing rights set in 2.5 acres
and with outstanding views
across the Esk Valley**

Entrance vestibule · cloakroom/wc ·
staircase hall · 2 reception rooms · prep
kitchen/utility/boot room · kitchen/dining
room

Principal bedroom suite with balcony ·
bathroom · store room and dressing
room · 3 further bedrooms · 2 further
bathrooms (1 en suite)

Double garage · single garage/store ·
log store · dog kennel

Two-storey cottage with hallway ·
bedroom · bathroom · sitting room ·
kitchen/breakfast room

In all some 2.5 acres

For Sale Freehold

Named after the Yeoman family who owned Woodlands house and estate for more than 200 years, Yeoman Hall is a detached family house that was built some thirty years ago on the northern slopes of the Esk Valley. From its commanding position it enjoys panoramic and far-reaching views across woodland, rolling pastures, the deep valley through which the heritage steam railway passes and across to high moorland; the views are truly spectacular. Every room on the southern elevation of the house has a picture window and the balcony of the principal bedroom suite takes pole position. Yeoman Hall sits amidst two-and-a-half acres and enjoys great privacy; it comes with a stylish cottage, outbuildings and rights to fish on the river Esk.

- Bespoke, modern, detached family house
- Commanding position on the slopes of the Esk Valley
- Substantial and versatile accommodation totalling 3380 sq ft
- Energy efficient with solar panels added 2022
- High specification fixtures and fittings
- Grounds extending to 2.5 acres
- Fishing rights on the river Esk
- Holiday cottage providing income
- Double garage, stores and kennel
- Five minutes' drive to Whitby and Sandsend beach

Yeoman Hall has been updated and remodelled by the current owners creating a superb family house full of natural light with all principal rooms facing south, taking advantage of the outlook across the garden to the valley beyond. There are some attractive features including cast iron column radiators, stone fireplaces, archways, two bay windows and wood panelling as well as a wide staircase with shallow treads and polished handrail with



volute. This is fundamentally a practical family house with well laid out accommodation, large rooms and multiple storage options. The kitchen breakfast room has underfloor heating and extends nearly 24 ft in length with room to accommodate a family-sized dining table; wall-to-wall bifold doors open onto the garden terrace. The solid wood kitchen was handmade some eight years ago by Gibson Cabinet Makers of Whitby. It includes a large island unit and breakfast bar with quartz worktop, granite worktops, an electric cooking range and integrated appliances. In addition, there is a large utility/laundry/boot room across the hallway. The main reception rooms flank the staircase hall and both have deep bay windows; the sitting room is elegantly proportioned with a multi-fuel stove housed in a timber fireplace, and the drawing room, which is open to the staircase hall through a wide arch, is double aspect and has a corner wood-burning stove housed in a stone fireplace.

The principal bedroom suite sits on the western wing of the house, enjoying a high degree of privacy. The bedroom has a recessed balcony behind a glass panel, and wall-to-wall windows with glazed doors spanning the entire width of the room delivering an outstanding view. The suite includes a versatile store room, a bathroom with both a freestanding bath and separate shower, and a staircase that rises to a large second floor dressing room with eaves storage. From here there is the potential to extend further into the loft space, creating an additional second floor room. The house has three further bedrooms, all large doubles, two with fitted cupboards and one with an en suite bathroom. The house bathroom has a freestanding bath tub that enjoys far-reaching country views.



Outside

A five-bar gate with a post box on the gatepost marks the northern boundary of the property. The tarmac drive descends, sweeping around to the back of the house and parking/turning area between the house and outbuilding with cottage. The garden and grounds extend some 2.5 acres and are fully enclosed, scattered with a number of well-established trees. Predominantly lawned and descending southwards, the gardens are terraced with level areas for ball-play and sitting out. Surrounding the house on three sides is a paved terrace providing an ideal area for al fresco dining; it has a pizza oven and is landscaped with clipped box hedging. Views can be enjoyed from every corner. The property comes with fishing rights for a single rod on the river Esk. The section of the riverbank includes a pooling lake. We understand that there is a formal right of way from Yeoman Hall to the river via a footpath.

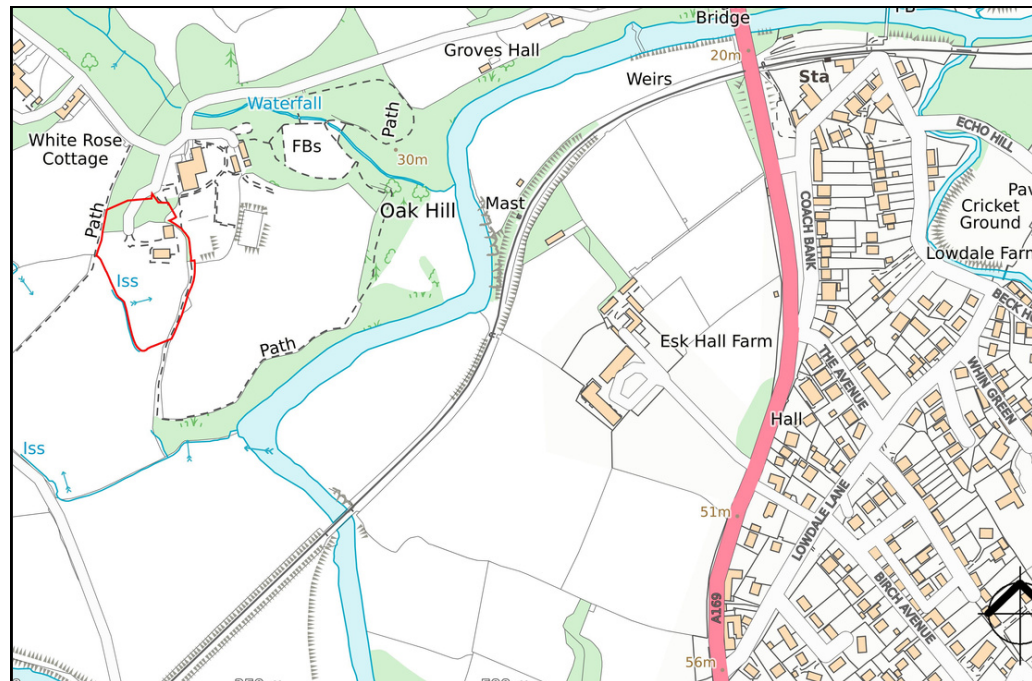
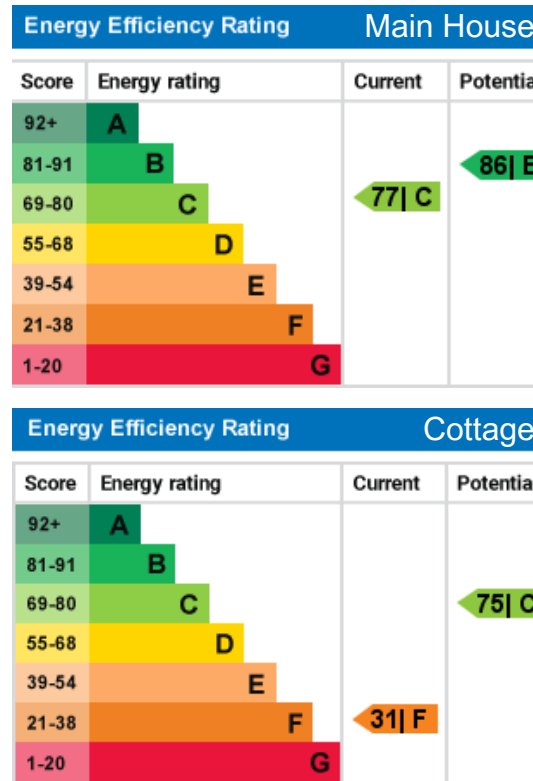
Outbuildings

Above the house and alongside the drive, there is a large, detached outbuilding with a steeply-pitched pantile roof. It holds a double garage, a further garage/workshop, a secure log store, a kennel with heat lamp and a cottage.

The cottage is arranged over two floors. Extending to nearly 690 sq ft and equipped with high specification fixtures and fittings, on the ground floor there is a bathroom with shower and on the first floor there is a bedroom and kitchen/breakfast room that both rise into the vaulted roof space. At the rear, a superb octagonal, glazed sitting room with a multi-fuel stove has French doors opening onto the private garden. The cottage is currently run as a successful holiday let.

Environs

The village of Sleights flanks the A169 high moorland road from Pickering to Whitby that descends steeply to the Esk river valley. This sizeable village has a range of amenities including a primary school, general stores, grocery, butchers and deli, cafes, fisheries, pubs, a post office, village hall, antique shop, churches and children's playpark. Sleights railway station is served by the Whitby to Pickering Esk Valley line and during the summer months the North York Moors railway steam train passes through Sleights continuing to Grosmont and Pickering. Sleights lies at the edge of the North York Moors and some three miles southwest of the thriving seaside town of Whitby with its maritime history and wider range of amenities.



Tenure: Freehold

EPC Rating: House - C, Cottage - F

Services & Systems: House - mains gas, electric and water, gas central heating. Cottage – mains electric and water, electric central heating. Private drainage for both properties.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Local Authority: : North Yorkshire Council
www.northyorks.gov.uk North York Moors National Park

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Directions: A long private, shared driveway flanked on one side by parkland railings, extends some half a mile from the A169 to a five-bar gate on the left with a sign saying 'Private. Access to Yeoman Hall only'. Some 50 yards down, a second five-bar gate with a letterbox and house sign indicates the northern edge of the property. A private drive descends to the house.

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 Blenkins & 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 Blenkins & 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: June 2023

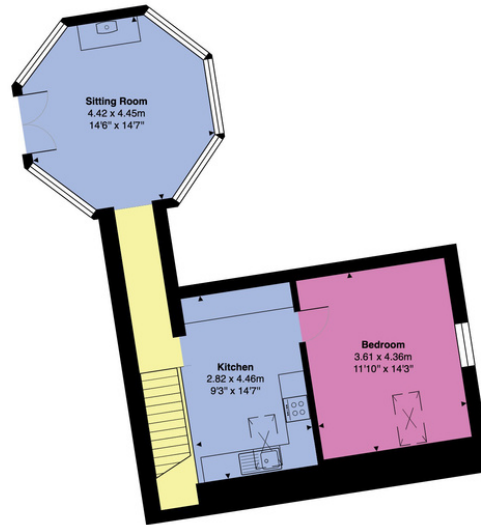
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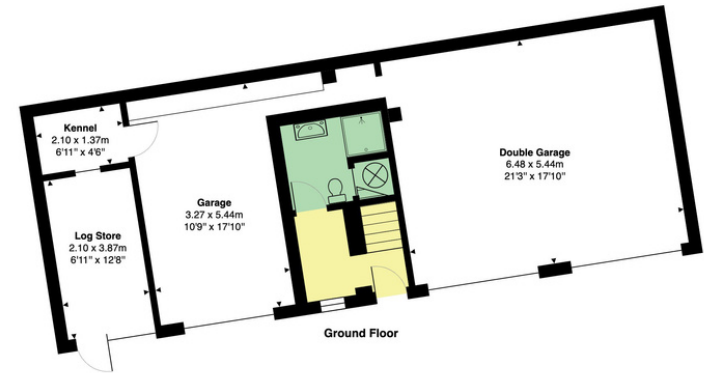
Gross Internal Areas

| | |
|-------------------|---|
| Main House: | 314m ² ... 3,380ft ² |
| The Pamper Lodge: | 63.5m ² ... 683ft ² |
| Garaging: | 71.8m ² ... 773ft ² |
| Total: | 449.3m² ... 4,836ft² |

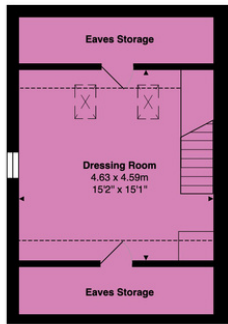
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First Floor



Ground Floor



Second Floor



First Floor



Ground Floor



City

Country

Coast