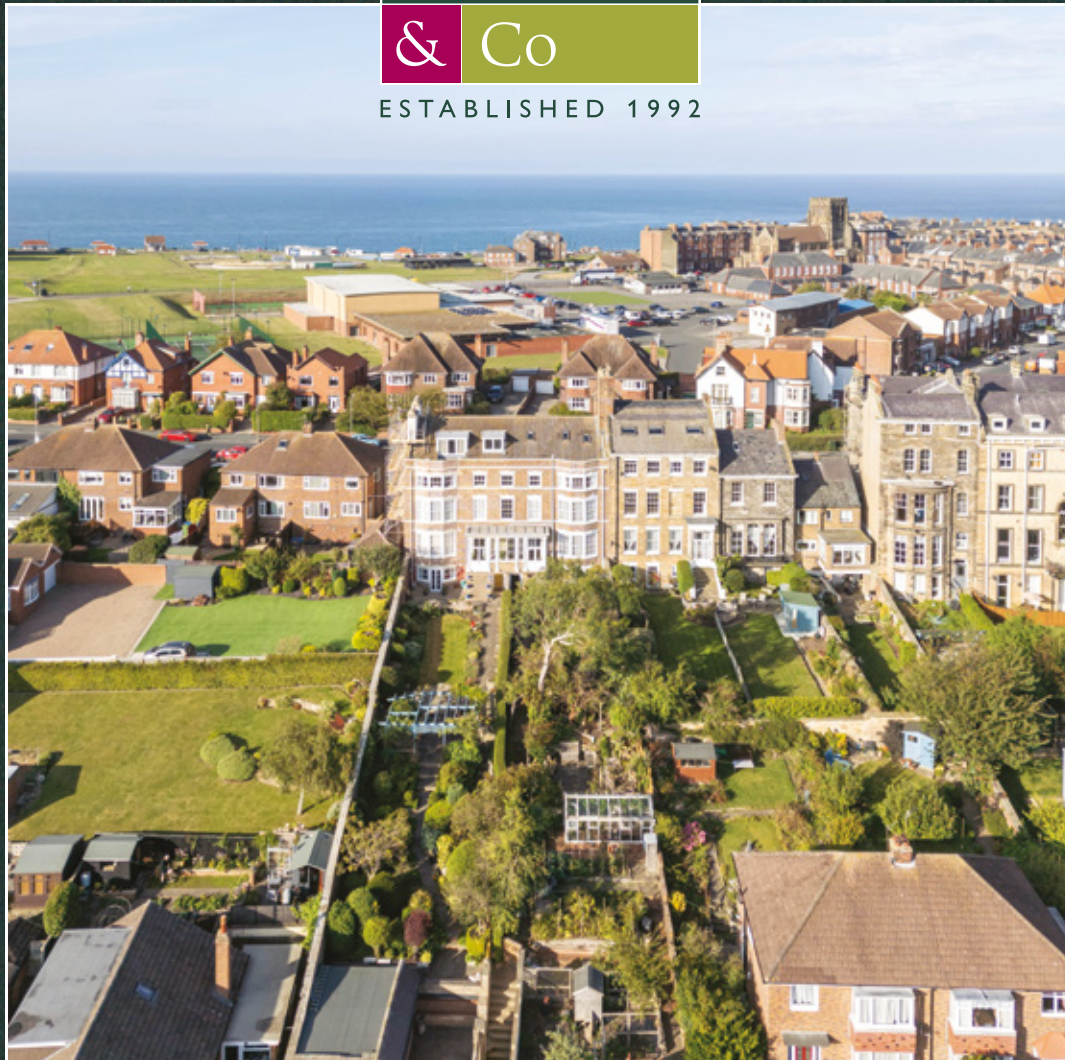


Blenkin

& Co

ESTABLISHED 1992



UNION PLACE • WHITBY • NORTH YORKSHIRE





UNION PLACE

9 Uppang Lane, Whitby,
North Yorkshire YO21 3DT

Whitby Beach ½ mile • Scarborough 19 miles
York 45 miles

Outstanding Georgian town house with fabulous gardens, garage and off-street parking

Vestibule • staircase hall • study •
3 reception rooms • garden room •
kitchen/breakfast room • utility room •
butler's pantry • wine store • further
stores

7 bedrooms • study • house bathroom •
shower room • 2 separate WCs • dressing
room

Coal house • store • greenhouse • double
garage • off street parking

Front and rear landscaped gardens

For Sale Freehold



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This elegant Georgian town house was constructed during the late 1700s and is listed Grade II. It retains many of its fine Georgian features such as handsome fireplaces, including an Adam-style fireplace in the drawing room, and ornate plasterwork. Now fully updated with contemporary fixtures and fittings, this substantial house comes with south facing gardens and a double garage with artist's studio above. Its situation is superb lying just beyond Pannett Park and no more than ten minutes' walk to the clifftops, town centre, harbour and beach.

- Georgian mid-terraced town house
- Versatile accommodation of nearly 5000 sq ft arranged over 5 floors
- 7 bedrooms, 2 bathrooms, 3 reception rooms
- Open plan family kitchen/dining room with pantry and utility room
- Gardens to front and back including super south-facing garden

- Double garage and off-street parking
- Superb working artist's studio above the garage
- Elevated position with panoramic views of the North York Moors

This house dates from the late eighteenth century with some noteworthy Victorian and Edwardian features introduced over the years. In recent times it has undergone a programme of meticulous restoration and renovation under the guidance of owners careful to retain the integrity of the original building. Period features have been restored and, where appropriate, authentic replacements sourced or handcrafted, including fireplaces, architraves and dado rails. The sash windows have all been updated with faithful, high-quality reproductions, handmade in timber. A magnificent bottle window runs down the property's northern façade,

lighting the stairwell; and on the southern façade are full-height canted bays and a columned entrance.

The north entrance opens into a hallway that divides into what was the servants' approach and the main approach; the latter showcases an ornate hallway arch and original staircase with mahogany handrail, turned spindles and spiral volute above the bullnose step. The two first floor reception rooms were designed to impress with their elegant proportions, high ceilings, ornate ceiling roses, cornicing, picture rails and handsome fireplaces, both with wood-burning stoves flanked by built-in cupboards/shelving. The sitting room has the added benefit of a large bay with window seat overlooking the garden. On the southern elevation, the sun-filled garden room/porch has floor-to-ceiling windows and double doors. The servants' hall, which has a drop-down butler's tray still in situ, gives access to some

useful storerooms. On the lower ground floor, illuminated through a north facing window and south facing bay, is the kitchen and dining room with painted floorboards; it extends more than 30ft creating a wonderful family space. The dining area has a wood-burning stove housed in a brick fireplace. The kitchen has fitted units, integrated appliances, granite worktops and a superb Butler-style sink from Habitat. Alongside is a stone-flagged utility area giving access to a time-honoured walk-in butler's pantry, a large utility/laundry room with Butler sink and additional stores that include a traditional wine store.

The seven bedrooms are arranged over the three upper floors with an eighth currently used as a study with glorious views south; glimpses of the sea can be enjoyed from the north facing rooms. The principal bedroom is an elegant room with a marble fireplace having ornate tiled slips and a cast iron grate, flanked by traditional cupboards;



the large bay window looks down the garden with superb 180-degree views to the Moors. There is a separate wc on the half landing and, on the first floor, a large house bathroom with a column radiator and a four-piece suite that includes a high-flush wc and freestanding bathtub with claw feet. This is a practical family house with ample storage options on every floor including two walk-in linen cupboards with shelving. The top floor is a self-contained, versatile space with a good ceiling height, Velux windows and plentiful eaves storage. Its landing is illuminated by a window and the living space is currently divided into three bedrooms and a dressing room.

Outside

On the northern side, the house is set back from Upgang Lane behind wrought-iron railings. A long, walled, forecourt garden is largely paved with clipped box hedging, a small pond and roses adorning the high wall. A pavestone conceals a brick-arched chamber well.

The garden proper lies on the south side and descends gradually to meet the garage block on Spring Vale. A mellow eighteenth century wall sits on the eastern boundary of the garden and a mature privet hedge on the other, with a water supply at both ends. A wide flight of stone steps descends from the handsome, porticoed rear entrance of the house, leading to a sheltered, paved terrace that provides a sunny and very private space. The pathway continues gently downwards, with occasional steps, passing through a honeysuckle arch and alongside a series of structured gardens: these include an area of lawn flanked by herbaceous borders and an avenue of standard lilacs; a further stone-flagged terrace with a small pond, embraced by colourful perennials and shrubs; a partition area with a yew hedge alongside a compact silver birch tree and eucalyptus; and finally a kitchen garden with fruit bushes, raised beds constructed

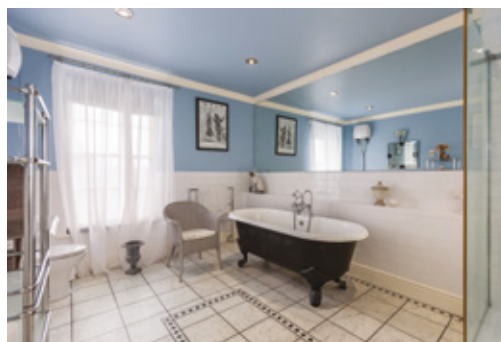
of railway sleepers, a small garden shed and greenhouse that is home to a well-established vine. Steps lead down to a secure door within a two-storey garage block that opens to an artist's studio; this first floor room has three porthole windows, three Velux windows, power and light, a wash basin and separate wc. A narrow staircase descends to the double garage below, with remote-controlled electric doors and

a pedestrian door. In front is an area of hard standing for the private parking of up to two cars. A shared staircase from the drive gives alternative access, via a key safe, to the house and garden.

Environns

The wide range of amenities to be found in this flourishing town lie within comfortable walking distance, including the stunning stretch of sandy

beach and historic harbour. The A171 is 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. From Whitby, there are rail links to Middlesbrough, and the North Yorkshire Moors Railway connects to Pickering.



Union Place, 9 Upgang Lane, Whitby, North Yorkshire YO21 3DT

Approximate Gross Internal Floor Area Main House: 4917 SQ FT / 461.8 SQ M

Studio: 305 SQ FT / 28.3 SQ M

Garage: 308 SQ FT / 28.6 SQ M

Total: 5584 SQ FT / 518.7 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: F

Services & Systems: All mains services. Gas central heating. Cabled broadband, superfast.

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.

Local Authority: North Yorkshire Council www.northyorks.gov.uk

Directions: From Whitby's main roundabout on the edge of Pannett Park, take Upgang Lane and the property is 100 metres up on the left hand side.

What3words ///dynamic.asleep.wand

Viewing: Strictly by appointment

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.

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, particular and showreel:** September 2024. Brochure by wordperfectprint.com





City

Country

Coast