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THE COTTAGE • BECK HOLE • NEAR GOATHLAND • WHITBY





THE COTTAGE

Beck Hole, Near Goathland, Whitby,
North Yorkshire YO22 5LD

*Goathland 1 mile • Whitby 9 miles
Pickering 15 miles • York 40 miles*

**Charming period stone cottage with
lovely garden in the heart of this
delightful hamlet in the National Park**

Entrance and staircase hall • sitting/dining
room • kitchen • utility room

2 bedrooms • bathroom

Garden • driveway parking

For Sale Freehold

The Cottage sits above the village green in this charming moorland hamlet with a picturesque stone bridge spanning the tumbling beck and a seventeenth century inn. This bijou period cottage has been beautifully refurbished, offering stylish interiors that are packed with character. There are flagstone floors on the ground floor, painted timber floors, exposed beamed ceilings and deep walls and sills with double glazed hardwood timber windows throughout. The property would make an ideal bolt hole or holiday let and is offered for sale with no onward chain.

- Detached period cottage
- Fully refurbished and beautifully appointed cottage
- Double glazed timber windows and traditional column radiators
- Ideal bolt hole or holiday let
- Country inn within a stone's throw
- Picturesque hamlet deep in the North York Moors National Park
- A mile from Goathland with its many amenities
- Convenient for A169

This stone-built cottage with stone chimney stack and pantile roof is believed to have been built during Victorian times to house industrial workers. Traditional stone flags continue from the hall into the kitchen and sitting room. A modern fitted kitchen has an exposed stone wall and a window with a southerly view across the garden and beyond. There is a range of Shaker-style kitchen cabinets with timber worktops, a ceramic sink, an integrated dishwasher and electric oven with hob as well as space for both a fridge and a freezer. A separate utility room provides useful additional space for a washing machine and dryer. From

the hall, stone steps lead to an original ledge and brace cottage door which opens to a sitting/dining room. This delightful, well-proportioned room is double aspect with an original recessed shelved cupboard and exposed stone chimney alcove housing a cast iron log-burning stove.

On the first floor, the landing with painted timber floors gives access to two double bedrooms, the fully tiled house bathroom that includes a bath with shower over, and a shelved laundry cupboard with Centre Store cylinder. The larger bedroom is double aspect with a window enjoying lovely views over the garden to the woodland and high moorland beyond.

Outside

A wooden gate opens to a gravelled parking area suitable for a single vehicle. The mature garden is largely lawned with a section of drystone wall lined with an herbaceous border, a scattering of trees and the borrowed landscape of the surrounding moorland scenery providing a picturesque backdrop.

Environs

The Cottage sits above the village green and quoits pitch in the centre of this romantic moorland hamlet, reached by a steep single track country lane. It feels as if time has stood still in Beck Hole with the picturesque arched stone bridge spanning the beck that flows into the river Esk and the CAMRA pub that dates back to the 1600s and remains unchanged with a traditional parlour bar and sweet shop. Birch Hall Inn revels in being one of the smallest pubs in Britain. The disused railway line linking Goathland with Grosmont runs through the hamlet and is now a popular

walking trail. A mile up the hill lies the village of Goathland which offers a full range of shops and services as well as access to the North Yorkshire Moors Steam Railway. Some three

miles to the east is the A169 which provides rapid access south to the market towns of Pickering and Malton and north to the beaches at Whitby and Sandsend.



Tenure: Freehold

EPC Rating: G

Council Tax Band: B

Services & Systems: Mains water and electricity. Fully programmable electric heating. Private drainage - The Cottage shares the Klargesteer sewerage unit with Linden Cottage.

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.

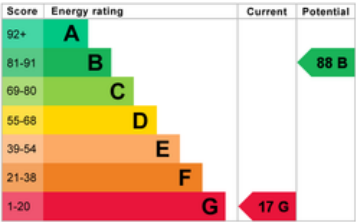
Viewing: Strictly by appointment

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.

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

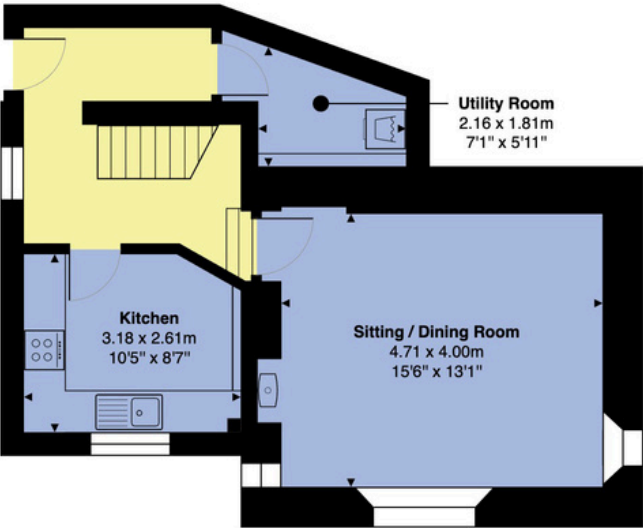
Directions: The Cottage is found at the end of a row of cottages facing the bridge and elevated from Beck Hole Road, above the village green.
What3words: ///removable.apricot.hardly

The Cottage, Beck Hole, Whitby, YO22 5LE

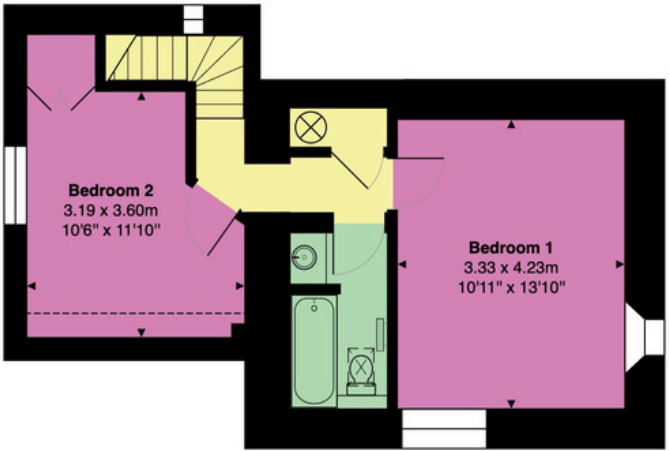


Gross Internal Area: 82.2 m² ... 885 ft²

All measurements are approximated for display purposes only and should be independently verified
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Ground Floor
Gross Internal Area: 44.8 m² ... 483 ft²



First Floor
Gross Internal Area: 37.4 m² ... 402 ft²

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City

Country

Coast