



FIR TREE

Beck Hole, Whitby, North Yorkshire

FIR TREE

Period stone house with a remarkably private garden and outbuildings, offering great scope and versatility

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

Porch • reception hall • 3 reception rooms • kitchen/
breakfast room • utility area • garden room • study •
laundry room • wc

3 bedrooms • 2 bathrooms (1 en suite)

Car port • cellar storage • store • summer house • shed/
barn

Garden • driveway • parking

In all some 0.75 acres

For Sale Freehold



ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

Fir Tree, Beck Hole Road, Beck Hole, Whitby, North Yorkshire YO22 5LE

Approximate Gross Internal Floor Area

House: 225.6 SQ M / 2,428 SQ FT

Cellar & Car Port: 55.4 SQ M / 597 SQ FT

Outbuildings: 57.5 SQ M / 619 SQ FT

Total: 338.5 SQ M / 3,644 SQ FT

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



City

Country

Coast

Fir Tree dates from 1728 as attested by the head stone on the lintel above the front door. A prime example of vernacular architectural design, its discreet stone elevation on the village lane conceals a remarkably private garden that spans 0.75 acres and is bounded by the river on one side and open countryside on the other. The original footprint of the house has been extended in recent years to create a new wing that serves as a garden room with potential for annexe. Together with the outbuildings and access drive on the far eastern boundary, this property offers a multi-faceted proposition that offers both scope and opportunity. Fir Tree lies in the heart of a charming moorland hamlet with a picturesque stone bridge

spanning the tumbling beck and a seventeenth century inn, believed to be Yorkshire's smallest pub.

- Period house, attached on one side
- Nearly 2500 sq ft arranged over 3 floors
- Large and very private garden
- Numerous outbuildings including garaging totalling 1216 sq ft
- Long drive, separate access gate within a stone wall
- Picturesque hamlet deep in the North York Moors National Park
- Just a mile from the bustling village of Goathland with its many amenities
- Convenient for A169, Whitby to Pickering Road giving access to the A64/York



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: F

Services & Systems: Mains electric and water. Modern electrical storage heaters. Private drainage. Starlink Broadband.

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
 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.



The original house and extension, re-roofed in 2024, together with the connecting upper terrace form a wonderful sunny corner elevated above the garden with glorious views south and west. The reflective glass windows and double doors, fitted in 2023, extend the full width of the garden room, formerly used as an artist's studio. This new western wing offers the opportunity to create single floor living, and comes with a fitted bunker office, a utility room and shower.

The original building with its three chimneys (one capped) and thickset walls provides traditional living accommodation in a linear layout comprising a kitchen/breakfast room and three reception rooms with the reception hall opening onto a porch. The kitchen/breakfast room with its painted beamed ceiling and exposed stonework features a range of fitted cabinetry; there is a separate utility area to the

rear and a laundry room on the western wing. The dining room has a window seat and a 10Kw stove within an Inglenook fireplace framed by sturdy wooden beams. The sitting room has exposed stonework across the southern wall punctuated by a fireplace with cast iron grate, fitted bookshelves and Crittal doors opening onto the garden. Cellars are concealed beneath flooring outside the dining room.

On the first floor are three bedrooms and a house bathroom. Two bedrooms have wash basins. Bedroom 3 enjoys particularly lovely views across the garden and comes with built-in cupboards and an en suite shower. Stairs ascend to the attic rooms rising into the roof space with two windows, traditionally used as an occasional bedroom and office (restricted access).



Outside

An arched garden gate and a five-bar gate within the front drystone boundary wall, together with the front door sheltered by a porch, provide three points of access. The part walled garden is discreetly concealed by a shelterbelt of mature trees and a gravel drive, flanked by woodland, sweeps around to the outbuilding at the gable end of the house. This outbuilding of timber and steel provides a double car port, a secure storage room and gives access to the cellars immediately below the house. In front is a turning and parking area for multiple vehicles.

The garden is a collage of colour and structure with snaking paths and avenues of grass weaving amongst trees and expanses of lawn providing sunny areas with dappled shade. In its heart is an enclosed garden, a garden within a garden, approached through a pergola adorned with clematis and rose. Here is a summer house fronting on to a kitchen garden and presided over by a silver birch with espalier apple trees trained on the wall and vegetable beds. The timber shed/barn at the far boundary provides an upper storey storage/play area accessed via a ladder staircase. There is also a potting shed and a three-dimensional pond framed by tumbling stonework.

This multi-layered garden enjoys 360-degree privacy and is bounded by a wall along with well-established hedging and fencing.





Environs

Fir Tree sits in the centre of this moorland hamlet with an arched stone bridge spanning the beck, reached by a single track country lane. A CAMRA pub, Birch Hall Inn, dates back to the 1600s and remains little changed with a traditional parlour bar and sweet shop; it is known for 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 beautiful beaches at Whitby and Sandsend.

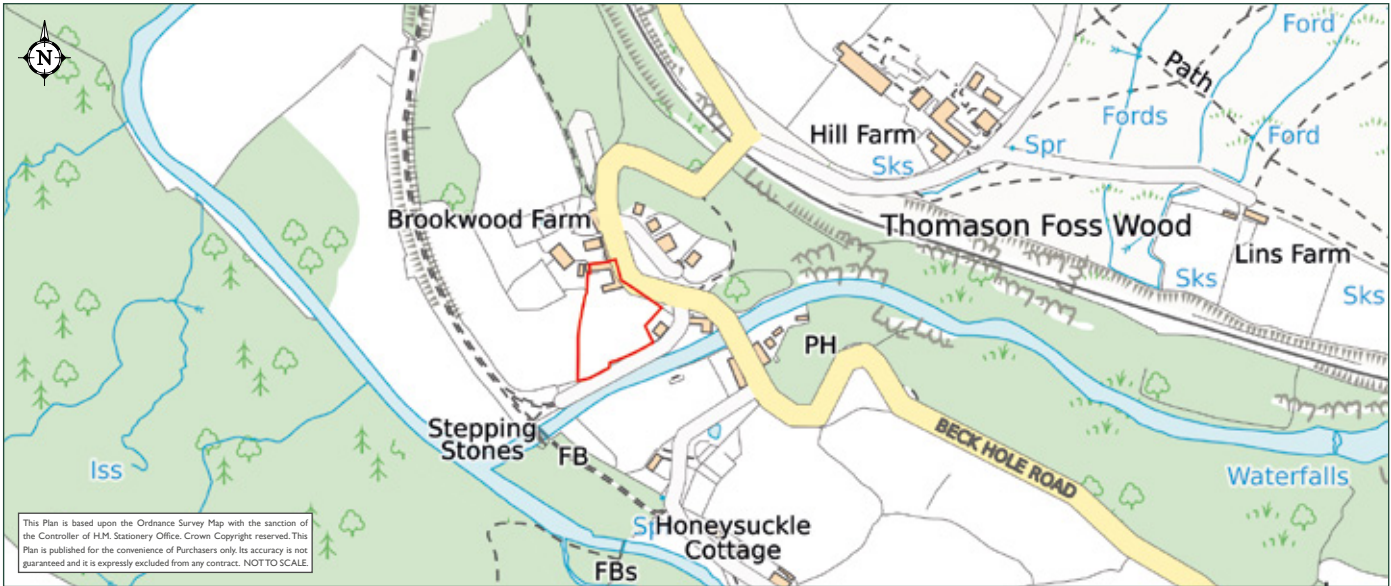
Directions

The property can be found on the south side of Beck Hole Road opposite the green.

What3words: ///blotches.glades.fuss

Viewing

Strictly by appointment.



ESTABLISHED 1992



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, property spec and video highlights:** March 2025. Brochure by wordperfectprint.com