



THE OLD SMITHY
Westerdale, Whitby



THE OLD SMITHY

WESTERDALE, WHITBY YO21 2DT

AN EXCEPTIONAL DETACHED CHARACTER PROPERTY
WITH GARDENS AND VIEWS, LOCATED IN THE HEART OF THE
NORTH YORKSHIRE MOORS NATIONAL PARK.

Accommodation

Entrance Vestibules • Open-Plan Living and Dining Area • Modern, High Specification Kitchen • Garden Room or Dining Room • Ground Floor Bedroom or Study/Snug • Luxurious Ground Floor Shower Room • Three First Floor Bedrooms • Master Bedroom with En Suite and Dressing Room • First Floor Shower Room

Externally

Gated, Gravelled Driveway for Multiple Vehicles • Log Store • Patio with Views and Built-In Barbeque • Timber Outbuildings • Lawned Gardens with Mature Planting and Fruit Trees • Rear Views towards the Moors



GSC GRAYS

PROPERTY • ESTATES • LAND

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Kirkby Lonsdale
Tel: 01524 880320



Situation and Amenities

The ancient settlement of Westerdale is an ideal base from which to explore the North Yorkshire Moors. The Esk Valley Walk runs through part of the village, which has its own church, village hall, postbox and telephone box. The neighbouring village of Castleton is served by Castleton Moor Railway Station on the Esk Valley Line, which also serves Whitby and Middlesbrough.

Teesside 18 miles, Whitby 19 miles, Castleton 2.2 miles (distances are approximate).

The Old Smithy

The Old Smithy is an exceptional, detached, stone-built property converted with intelligent design to work perfectly with modern family living whilst retaining much of the original character. Fitted throughout with an eye for detail, this high specification property offers a fantastic, open-plan feel with three principal reception areas and up to four bedrooms, the master with en suite facilities, along with three bathrooms. A fitted Sonos sound system will keep you entertained inside while outside there are wonderful views from the gardens and plenty of parking.

Accommodation

Double doors open into the entrance hall, which has stone-flagged flooring, a large cloak storage cupboard and a stained glass doorway leading through to the hub of the home: the wonderfully laid-out, open-plan living, dining and kitchen area.





The living room benefits from exposed stone lintels and an eye-catching central fireplace with fitted stove and stone surround: perfect for family nights in. Steps lead down from here to the modern kitchen, exceptionally appointed with high specification fixtures and fittings, two Neff ovens and ceramic hob, fitted dishwasher, Belfast-style sink, Quooker tap, Bosch wine chiller and windows providing views over the garden and across farmland to the top of the moors. Ideally laid out for entertaining, there are double doors from the adjacent dining area straight out to the patio with fitted barbecue.

Along the inner hallway, there is access to the ground floor shower and utility room, which features a solid sliding door, tiled floor with under-floor heating and a full range of contemporary-style storage units. There is a Belfast-style sink along with a hidden utilities cupboard housing the washing machine and dryer. The ground floor study/snug or fourth bedroom has been fitted with a range of bookshelves, with exposed beams and a feature corner stove. There are windows to three sides, enjoying lovely views over the hills and moors.

To the first floor, there is a window offering wonderful, eye-catching views of the gardens and farmland beyond. The impressive master bedroom suite has fitted storage and access to its own separate dressing room and luxurious en suite bathroom with under-floor heating and a fitted bath with shower over. There are two further bedrooms, along with a modern guest shower room.





Externally

To the front of the property, there are areas of lawn with mature planting and spring bulbs. Double gates at the side open up to the gravelled driveway and onwards to the parking area, large enough for several vehicles. There is an under-cover log store, stone and timber storage and an area of hardstanding with further timber outbuilding, perfect for storing gardening equipment.

To the rear, there is a large patio seating area bordered to one side by a low stone wall: a wonderful space for entertaining guests whilst enjoying views of the countryside. The expanse of lawn beyond is bordered by fencing and a dry-stone wall, with mature planting and a mixture of fruit trees.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.

Telephone: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band F.

Services

Mains electricity. Mains water, currently on non-metered rates.

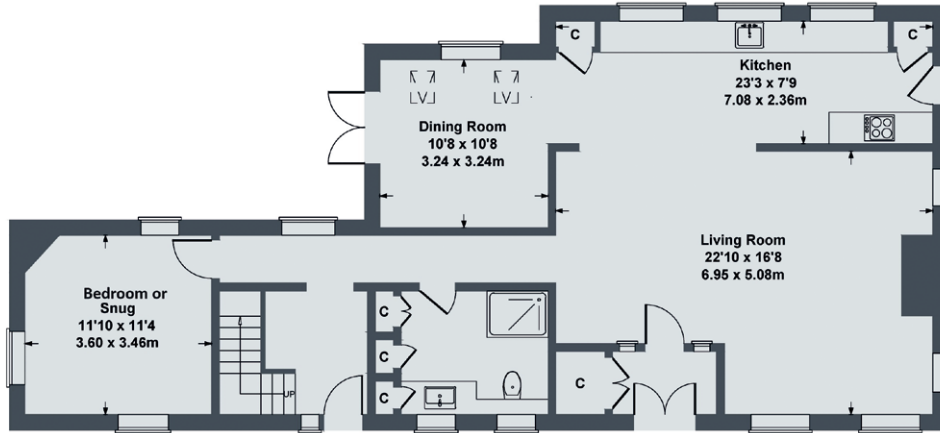
Wayleaves and Covenants

The Old Smithy is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

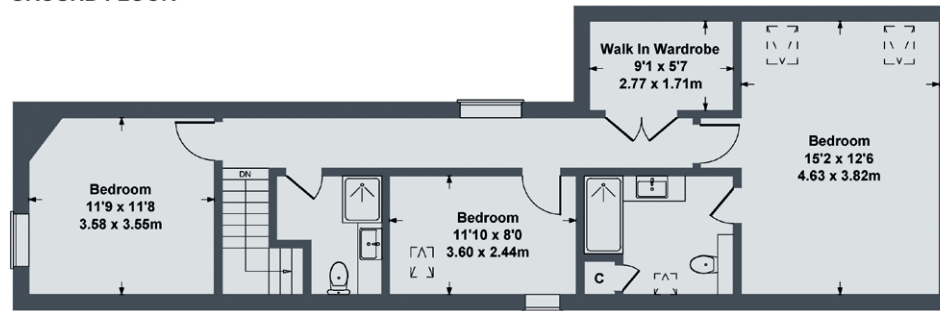


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Approximate Gross Internal Area
1884 sq ft - 175 sq m



GROUND FLOOR

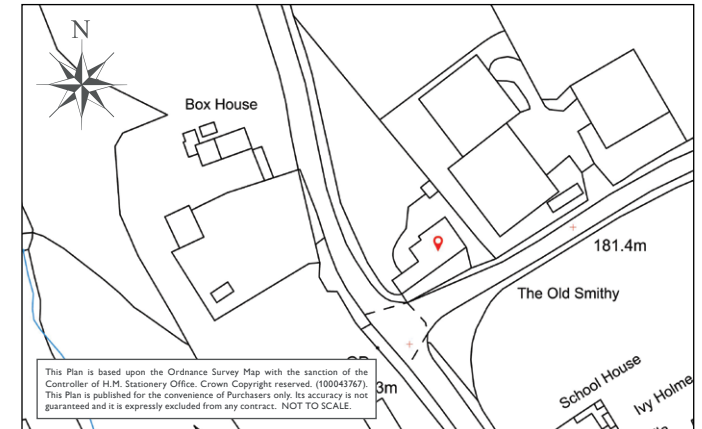


FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	
(69-80) C	44
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

DISCLAIMER NOTICE:

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- These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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- Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: February 2024

Photographs taken: February 2024