



Cherry Tree Cottage  
Goathland, Whitby









St. Michael's House, Malton  
North Yorkshire YO17 7LR  
t: 01653 692151  
e: [reception@boultoncooper.co.uk](mailto:reception@boultoncooper.co.uk)

[boultoncooper.co.uk](http://boultoncooper.co.uk)



**BoultonCooper**

## Cherry Tree Cottage Goathland, North Yorkshire

A superb rural property commanding a delightful, elevated position in a unique setting, allowing panoramic views across open countryside in the heart of the North York Moors National Park.

The immaculate and substantial living space is complemented by an array of modern equestrian and general-purpose facilities to create a superb country residence surrounded by its own gardens, ground and land.

The living accommodation is extensive with flexible three/four-bedroom property providing approximately 2705 sq. ft (251 sq.m.) of internal space, together with a wide range of general-purpose buildings, garage/workshop, stable block, manège, all surrounding its own grass and wood land, extending in all to 16.89 acres (6.84ha) or thereabouts.

Cherry Tree Cottage is conveniently situated on the edge of the highly sought-after village of Goathland and to the southwest of the coastal town of Whitby. There are excellent road links to the north and south.

**In all 16.89 acres (6.84 ha) or thereabouts**

**Guide Price £1,100,000**

**BC**  
Est. 1801





## CHERRY TREE COTTAGE

### ACCOMMODATION

#### ON THE GROUND FLOOR

##### ENTRANCE LOBBY

1.96m x 1.37m (6'5" x 4'6")

##### ENTRANCE HALL

4.01m x 2.72m (13'2" x 8'11")

With cloakroom off and under stairs cupboard.

##### SITTING ROOM

8.23m x 5.39m (27'x 17'8")

Dual aspect timber frame double glazed sliding sash windows, cast iron multi-fuel stove into brick recess on tiled hearth with stone surround and timber mantelpiece, fitted cupboards, 2 no. double radiators.

##### KITCHEN

4.47m x 3.01m (14'8" x 9'11")

Bespoke base and wall mounted units and fittings by *The Handmade Kitchen Company*, double Belfast sink, range of integral appliances including dishwasher, two full-sized ovens; one incorporates steam oven, large warming / proving drawer, cooker hob with integrated extractor, under-counter lighting throughout. Opening to:

##### BREAKFAST AREA

3.67m x 2.14m (12' x 7')

Picture window to the west across to open grass and moor land beyond, base and wall mounted units by *The Handmade Kitchen Company*, two no. roof lights.

##### DINING ROOM

4.53m x 4.39m (14'10" x 14'5")

Front and side aspect uPVC double glazed windows, cast iron multi-fuel stove with surround, built-in shelving and cupboards, exposed beam ceiling.

##### GARDEN ROOM

6.65m x 2.90m (21'10" x 9'6")

Rear and side aspect uPVC double glazed windows with double doors to outside rear.

##### BOOT ROOM

2.92m x 1.47m (9'7" x 4'10")

Steps down to:

##### PANTRY

2.93m x 2.68m (9'7" x 8'9")

Fitted base and wall mounted units, integrated full-height freezer, cupboard, LPG boiler.





### UTILITY ROOM

3.74m x 2.12m (12'3" x 7')

Front aspect uPVC double glazed window, range of fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer tap over, plumbing for washing machine, space for under-counter tumble dryer and fridge, door to outside.

### TO THE FIRST FLOOR

### LANDING

4.34m x 1.88m (14'3" x 6'2")

1 no. roof light, radiator.

### BEDROOM 1 (S)

3.94m x 3.84m (12'11" x 12'7")

Front aspect uPVC double glazed window, fitted wardrobes and dressing table, double radiator, through to:

### DRESSING ROOM

4.24m x 2.82m (13'11" x 9'3")

Built-in wardrobe.

### ENSUITE BATHROOM

Four-piece suite comprising panelled bath, shower cubicle with power shower, wc and wash hand basin with vanity unit.

### BEDROOM 2 (W)

3.88m x 2.64m (12'9" x 8'8")

Side aspect uPVC double glazed window, fitted wardrobes and dresser, radiator.

### LOWER LANDING

3.05m x 2.90m (10' x 9'6")

1 no. roof light, radiator.

### STUDY / OCCASIONAL BEDROOM 4 (W)

3.91m x 3.5m (12'10" x 11'6")

Side aspect uPVC double glazed window, eaves cupboards. Door to:

### BEDROOM 3 (W)

4.47m x 3.01m (14'8" x 9'11")

Side aspect uPVC double glazed window, eaves cupboard, radiator.

### FAMILY BATHROOM

2.24m x 1.93m (7'4" x 6'4")

Side aspect uPVC double glazed window, three piece suite comprising panelled bath with shower over and glazed screen, combination vanity basin and wc, airing cupboard housing the hot water cylinder.







## OUTSIDE

Cherry Tree Cottage is approached off the main road via a private driveway with timber gates, together with hardstanding area to the side providing ample off-street parking. The south-facing lawned gardens wrap round to the west elevation with delightful and uninterrupted views across its own land and open moorland beyond. The gardens comprise patio area, pond and rockery, raised beds and vegetable garden together with summerhouse, garden shed and coal shed. 2 no. greenhouses and chicken coup.

## LAND

The land all sits within a ring fence surrounding the homestead, and naturally falls to the south onto West Beck, a tributary of the River Esk, and the impressive Mallyan Spout – the fullest waterfall in the North York Moors. The grass fields are well-fence with water connections. The equestrian facilities are extensive including stabling and 50m x 30m manège.

## OUTBUILDINGS:

To the north and east of the homestead, there is a substantial range of traditional and more modern outbuildings.

## GARAGE BLOCK

6.08m x 3.10m (19'11" x 10'2") plus 4.02m x 3.62m (13'2" x 11'11") plus 4.01m x 2.72m (13'2" x 8'11") plus 2.70m x 2.02m (8'10" x 6'7") Divided internally into garage and 3 no. adjoining stores. Planning permission for a 1 bed annexe (Decision No. NYM/2022/0712 dated 8<sup>th</sup> March 2023).

## BARN

7.39m x 3.37m (24'3" x 11'1") plus 3.73m x 3.37m (12'3" x 11'1") Single span with vehicular access to front, personnel door to side; mezzanine first floor section.

## STABLE BLOCK

3.43m x 2.89m (11'3" x 9'6") plus 3.43m x 2.89m (11'3" x 9'6") plus 3.43m x 2.89m (11'3" x 9'6") plus 3.43m x 2.85m (11'3" x 9'4") Divided into 4 (11'3" x 9'6") including 2 bay stable block knocked into 1, concrete floor. In addition, there is a separate double stable block (6.06m x 3.51m (19'11" x 11'6")).

## TRACTOR SHED

5.27m x 2.88m (17'3" x 9'5")

## STORE

4.50m x 3.34m (14'9" x 10'11")





### GENERAL PURPOSE LIVESTOCK BUILDING

3.94m x 2.44m (12'11" x 8') plus 8.95m x 3.44m (29'4" x 11'4") plus 4.53m x 2.25m (14'10" x 7'5") plus 3.56m x 3.46m (11'8" x 11'4") plus 5.57m x 2.80m (18'3" x 9'2)

Divided internally into 4 no sections, plus one external covered wood store.

### GENERAL INFORMATION

#### LOCATION

Cherry Tree Cottage is ideally located on the edge of the ever-popular moorland village of Goathland, with its array of services and amenities. Goathland is situated within the heart of the North York Moors National Park, between Pickering and Whitby.

#### SERVICES

We understand that the property is connected to mains electricity and water, LPG Gas, with private septic tank drainage. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

#### TENURE

We understand to be freehold with vacant possession on completion.

### RIGHTS OF WAY

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. There is a public footpath running along the northern boundary, alongside West Beck towards the Mallyan Spout.

### WAYLEAVES AND EASEMENTS

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.

### SPORTING AND MINERAL RIGHTS

Sporting and mineral rights are included with the sale so far as they are owned.

### VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01751 472724.

### WHAT3WORDS

///launcher.extremes.modes

### COUNCIL TAX BAND

The property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

### ENERGY PERFORMANCE RATING

Assessed in Band E. The full EPC can be viewed online ([www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)) or at our Pickering Office.







## **PLANS, AREAS AND SCHEDULES**

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

## **METHOD OF SALE**

For Sale by Private Treaty. Interested Parties are asked to register their interest with the selling agents. This is particularly important for those who have downloaded the sales particulars from the website. The vendor reserves the right to conclude the sale by any means.

## **ANTI-MONEY LAUNDERING REGULATIONS**

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

## **KEY CONTACT**

Henry Scott m: 07739 983806

e: [henry.scott@boultoncooper.co.uk](mailto:henry.scott@boultoncooper.co.uk)

Kathryn Bromfield m: 07563 098235;

e: [kathryn.bromfield@boultoncooper.co.uk](mailto:kathryn.bromfield@boultoncooper.co.uk)

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Do register with us at [pickering@boultoncooper.co.uk](mailto:pickering@boultoncooper.co.uk).





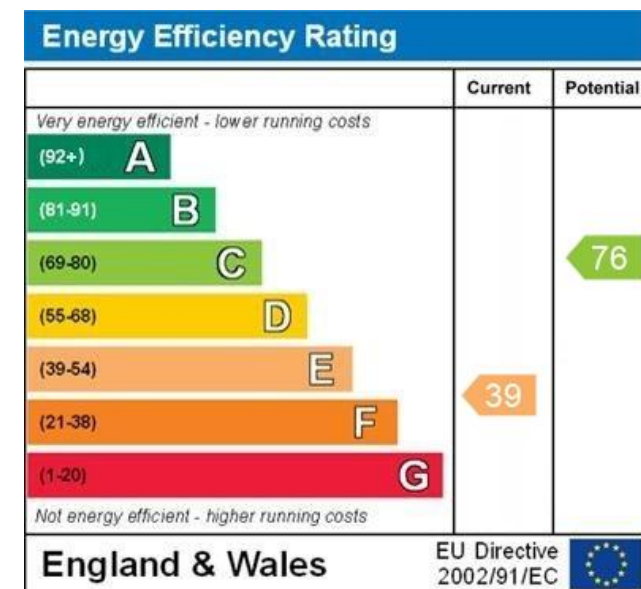
The floor plan includes the following buildings and areas:

- Garage & Outbuildings:**
  - Garage: 6.08 x 3.10m (19'11" x 10'2")
  - 4.02 x 3.62m (13'2" x 11'11")
  - 4.01 x 3.72m (13'2" x 12'1")
  - 2.92 x 3.72m (9'7" x 12'1")
  - Gross Internal Area: 49.3 m² ... 530 ft²
- Stables & Barn:**
  - Barn: 3.37 x 7.30m (11'1" x 24'2")
  - Long Store
  - Stable 1: 2.89 x 3.43m (9'6" x 11'3")
  - Stable 2: 2.89 x 3.43m (9'6" x 11'3")
  - Stable 3: 2.89 x 3.43m (9'6" x 11'3")
  - Stable 4: 2.89 x 3.43m (9'6" x 11'3")
  - Area: 12.5 m² ... 135 ft²
- Store:**
  - Store: 4.50 x 3.38m (14'9" x 11'1")
  - Gross Internal Area: 15.0 m² ... 161 ft²
- Tractor Shed:**
  - Tractor Shed: 2.80 x 3.77m (9'3" x 12'5")
  - Gross Internal Area: 15.1 m² ... 163 ft²
- Stables:**
  - Stable 5: 3.31 x 6.08m (11'0" x 19'11")
  - Gross Internal Area: 21.2 m² ... 229 ft²
- General Purpose Livestock Building:**
  - 8.95 x 3.45m (29'4" x 11'4")
  - 3.68 x 3.48m (11'9" x 11'4")
  - 5.37 x 3.80m (17'8" x 12'6")
  - 2.44 x 3.56m (8'0" x 11'8")
  - Gross Internal Area: 84.0 m² ... 904 ft²

**Gross Internal Areas Summary:**

- Garage & Outbuildings: 49.3m² ... 530ft²
- Stables & Barn: 102.9m² ... 1,109ft²
- Sheds & Store: 114.1m² ... 1,228ft²
- Total: 266.3m² ... 2,867ft²

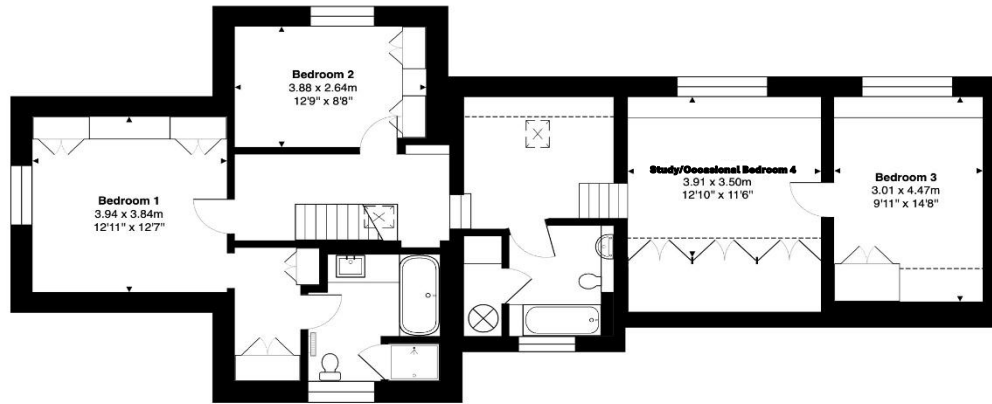
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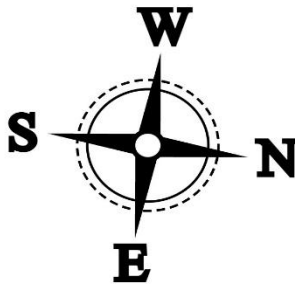
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# Cherry Tree Cottage, Goathland, YO22 5AW



**First Floor**  
Gross Internal Area: 100.3 m<sup>2</sup> ... 1080 ft<sup>2</sup>



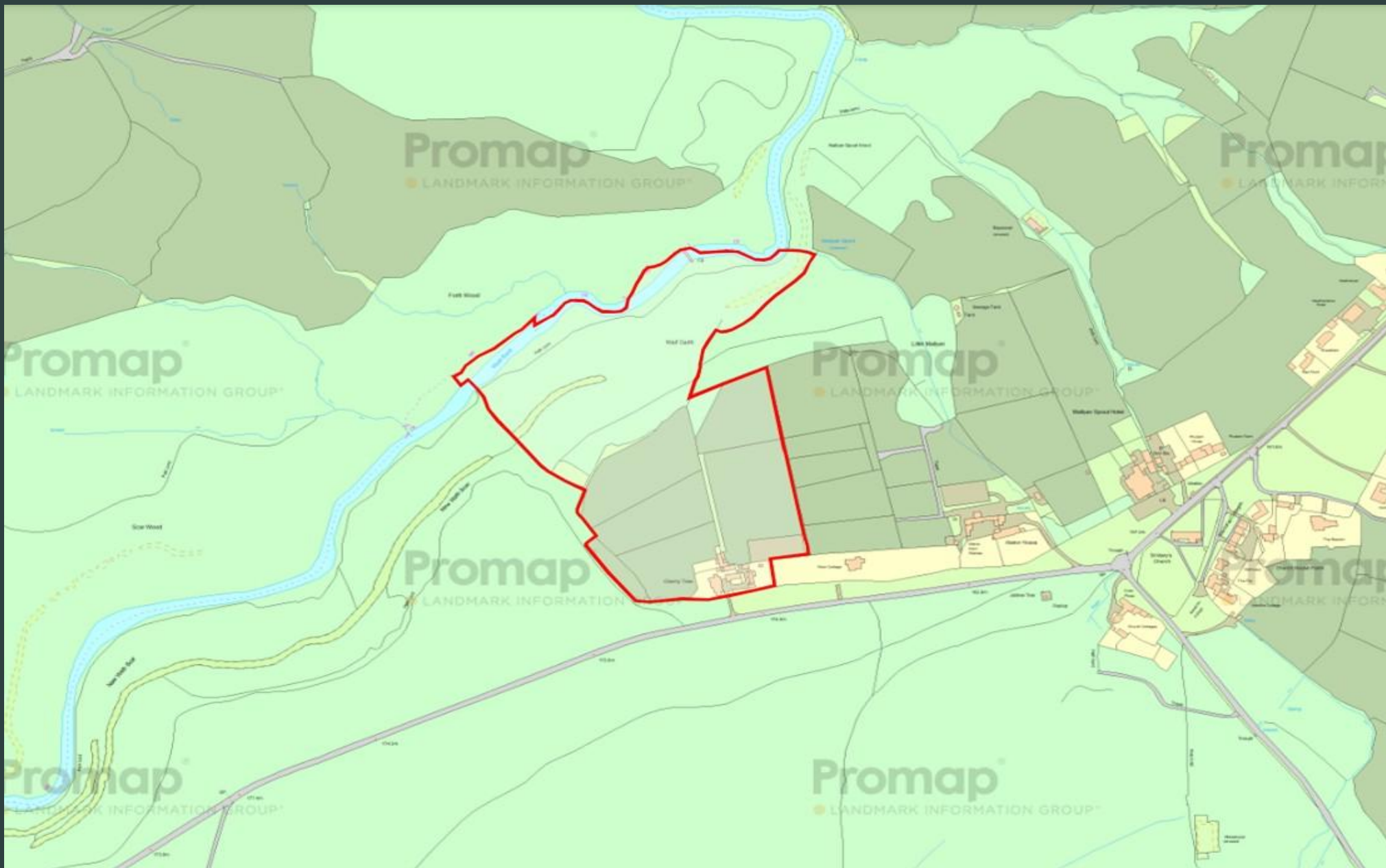
**Gross Internal Area: 251.2m<sup>2</sup> ... 2,705ft<sup>2</sup>**

All measurements are approximated for display purposes only and should be independently verified  
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**Ground Floor**  
Gross Internal Area: 150.9 m<sup>2</sup> ... 1625 ft<sup>2</sup>





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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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