



Willerby Cottage Willerby Carr Lane | Willerby

BoultonCooper

BC
Est. 1801



Willerby Cottage Willerby Carr Lane Willerby, Staxton,

A well-appointed rural property with land in this convenient location on the edge of the village. Willerby Cottage provides flexible four bedroom detached living accommodation, together with useful adjoining double garage and workshop, extensive gardens and grounds. The property is further complemented by additional outbuildings, stables and wrap round paddock land, extending in all to 4.54 acres (1.84 ha) or thereabouts. A superb selection of facilities ideal for those with equestrian and small holding interests.

Viewing essential to appreciate this superb rural property with land and extensive outbuildings.

Guide Price £685,000

ACCOMMODATION ON THE GROUND FLOOR

PORCH
1.98m x 1.78m (6'6" x 5'10")

ENTRANCE HALL
4.57m x 1.68m (15' x 5'6")
Staircase to first floor, understairs cupboard.

STUDY
2.46m x 2.06m (8'1" x 6'9")
Side aspect twin uPVC double glazed windows.

SITTING ROOM (S)
6.27m x 3.61m (20'7" x 11'10")
With cast iron wood burning stove with exposed flue, double radiator, uPVC double glazed sliding doors to rear outside. Opening to:

KITCHEN/DINING ROOM
7.65m x 3.73m (25'1" x 12'3")
Front aspect uPVC double glazed window, uPVC double glazed French doors to outside rear, modern range of fitted base and wall mounted units, breakfast island, sink and drainer with chrome mixer tap, Flavel dual range gas cooker with glass splashback and pyramid chimney cooker hood over.

UTILITY ROOM AND STORE
4.57m x 1.96m (15' x 6'5")

TO THE FIRST FLOOR

LANDING
11.05m x 0.99m (36'3" x 3'3")

BEDROOM 1 (E)
5.41m x 4.14m (17'9" x 13'7")
Triple aspect with Juliette balcony with views across open fields, 2 no. double radiator

BEDROOM 2 (S)
3.99m x 3.38m (13'1" x 11'1")
Rear aspect uPVC double glazed windows to the south, 2 no. double radiator.

SHOWER ROOM
2.34m x 2.18m (7'8" x 7'2")
Three piece suite comprising corner double shower cubicle, wc and wash hand basin, heated towel rail, roof light to the south, tiled walls, tiled floor.

BEDROOM 3 (NW)
4.32m x 2.92m (14'2" x 9'7")
Front aspect uPVC double glazed window, double radiator.

BEDROOM 4 (SW)
3.63m x 3.48m (11'11" x 11'5")
Rear aspect uPVC double glazed window, double radiator.

BATHROOM
2.90m x 1.57m (9'6" x 5'2")
Twin roof lights to the west, three piece suite comprising panelled bath with traditional chrome bath shower mixer tap with handset, low flush wc, pedestal wash hand basin, heated towel rail.



OUTSIDE

The property is approached via a private gravelled driveway with ample off-street parking with lawned gardens to the front and rear. To the rear, there are substantial lawned gardens with hedgerow borders, timber garden shed, and patio from the sliding doors, creating an idyllic south-facing al fresco dining space.

The grass land wraps around three sides of the homestead, and has been divided into a number of useful paddocks, enclosed by post and rail fencing. Water troughs are connected to most fields.

There is a good network of bridleways in the vicinity, ideal for horse riding and other pursuits.

GARAGE AND CAR PORT

5.00m x 4.09m plus (16'5" x 13'5" plus 21'8" x 11'6")

Adjoining the east side elevation of the house comprises two garage spaces and useful workshop area to the rear. The garage is enclosed by an up and over door. The car port is open to twin elevations.

STABLE BLOCK

3.66m x 3.66m each (12' x 12' each)

There are 2 no. timber stable blocks on hard standing at the north of the property.

TRIPLE STABLE BLOCK

With hard standing, electric power and light and water.

BARN/TRACTOR SHED

7.21m x 5.44m (23'8" x 17'10")

SERVICES

We understand that the property is connected to mains electricity and water; oil fired central heating. Septic tank drainage. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

WAYLEAVES AND EASEMENTS

The property is sold subject to all wayleaves and easements whether mentioned in the sale particulars or not.

We understand there are electricity poles and wires crossing the land and that appropriate easements are in place. We would require a solicitor's Report on Title to confirm.

TENURE

We understand to be freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

WHAT3WORDS

///piper.decorated.polar

COUNCIL TAX BAND

We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed online: <https://www.gov.uk/find-energy-certificate> or at our Malton Office.





VIEWING

Strictly by appointment with the Agents

COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

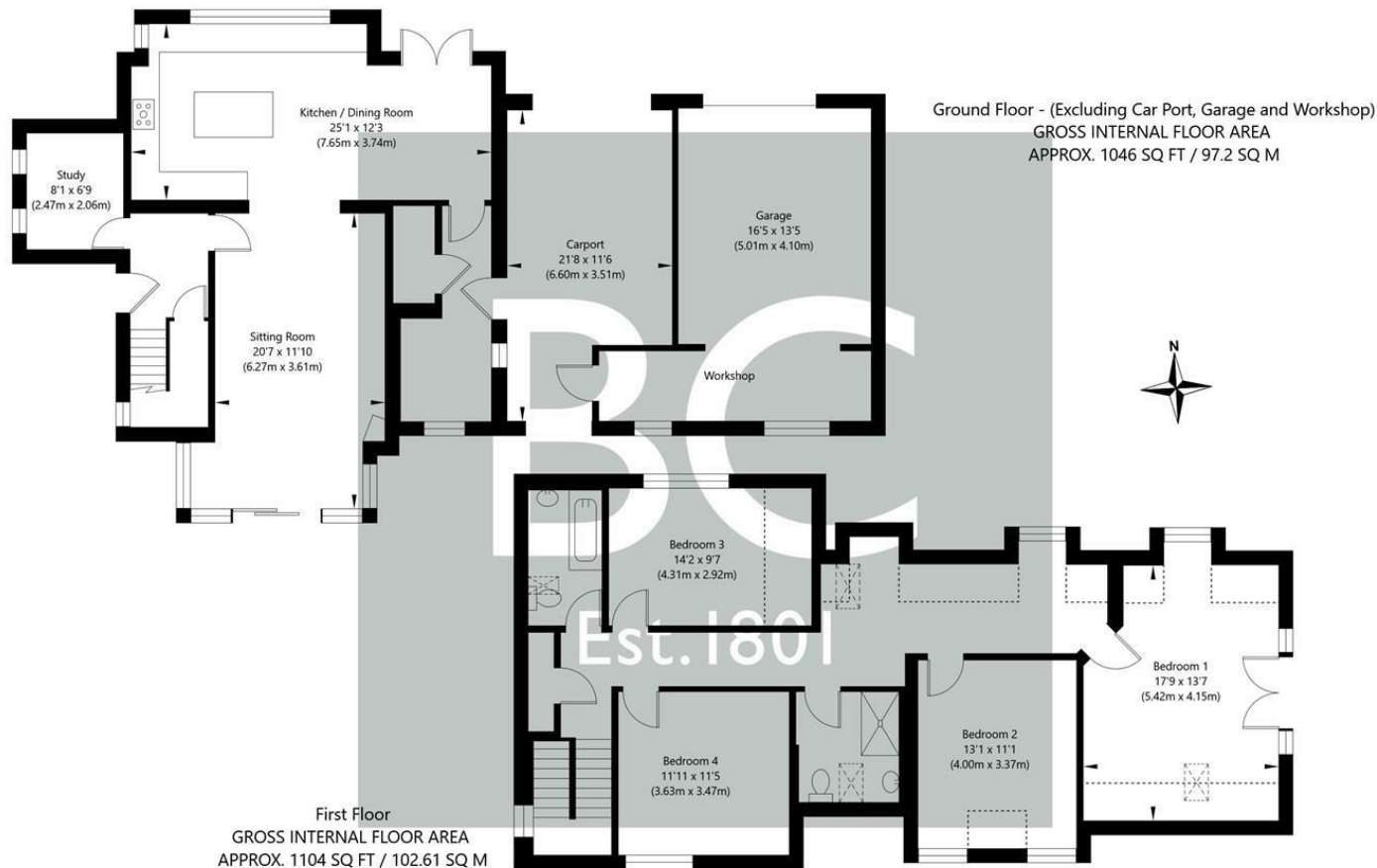
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		



Willerby Cottage Willerby Carr Lane | Willerby, Staxton, Scarborough

Willerby Carr Lane, Staxton, Scarborough, YO12 4SH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2150 SQ FT / 199.81 SQ M - (Excluding Car Port, Garage and Workshop)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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BC
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St Michaels House Market Place, Malton, YO17
7LR
t: 01653 692151
e: reception@boultoncooper.co.uk
boultoncooper.co.uk



BoultonCooper