



Pennock House, Great Fryupdale | Lealholm Whitby









## Pennock House, Great Fryupdale | Lealholm, Whitby

Pennock House is an immaculately presented property with substantial gardens to the front and rear with delightful views across open fields. The property is situated in the beautiful Fryupdale and within the North York Moors National Park.

The property has been tastefully and sympathetically extended and improved by the current owner to create a superb rural property with land.

Internally, the house is spacious, extending to over 2600 sq. ft. to provide flexible four bedroom accommodation across three floors. To the outside, a large patio area with steps lead out onto formal lawned gardens and grassland beyond. The partly covered stone flagged patio provides an ideal space for al fresco dining and general enjoyment of the delightful views across the property towards open countryside beyond.

Viewing is highly recommended to appreciate the internal and external accommodation on offer.

In all 3.83 acres (1.55ha) or thereabouts.

**Guide Price £795,000**

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**Solicitors:**  
T.B.C.



**BoultonCooper**

**BC**  
Est. 1801





## ACCOMMODATION ON THE GROUND FLOOR

### ENTRANCE PORCH

#### KITCHEN

5.56m x 4.75m (18'3" x 15'7")

Dual aspect timber frame double glazed windows, range of bespoke fitted base and wall mounted units, Belfast sink with chrome mixer tap over, Rangemaster cooker into stone recess, integral dishwasher, exposed timber beams.

#### UTILITY ROOM

Dual aspect with timber frame double glazed sash windows to the front and rear, timber door to the front, timber stable door to the rear, 2 no. roof lights, fitted base and wall mounted units, ceramic sink and drainer with chrome mixer tap over, ceramic four ring hob, plumbing for washing machine.

#### WET ROOM

Comprising chrome shower fittings, wash hand basin and low flush wc, fully tiled floor and walls.

#### SITTING / DINING ROOM

6.73m x 4.75m (22'1" x 15'7")

Dual aspect with 2 no. timber frame double glazed windows to the front and timber double doors to the rear outside, cast iron wood burning stove into stone recess on stone hearth, exposed timber beams, staircase to first floor.

#### GARDEN ROOM

5.00m x 4.19m (16'5" x 13'9")

Oak frame with double glazing windows, roof light and bi-fold doors to the side, cast iron wood burning stove, stone flagged floor. Bifold doors lead to the outside with steps down to:

#### LOWER GROUND FLOOR

Accessed externally to the rear.

#### BEDROOM 4

4.09m x 3.96m (13'5" x 13')

With en-suite shower room comprising shower cubicle with chrome fittings, low flush wc and wash hand basin.

#### TO THE FIRST FLOOR

#### LANDING

5.38m x 1.98m (17'8" x 6'6")

#### BEDROOM 1

4.80m x 3.18m (15'9" x 10'5")

Dual aspect timber frame double glazed windows with sliding sash window to front, cast iron column radiator, exposed timber beams, door to:

#### DRESSING ROOM AND EN-SUITE WET ROOM

Dual aspect timber frame double glazed windows, chrome shower fittings, low flush wc, twin wash hand basins into vanity unit, flat panel heated towel rail, loft hatch.





## BEDROOM 2

5.56m x 2.79m (18'3" x 9'2")

Front aspect 2 no. timber frame double glazed sliding sash windows, exposed timber beams, cast iron column radiator.

## BEDROOM 3

3.07m x 2.64m (10'1" x 8'8")

Front aspect timber frame double glazed sliding sash window, exposed timber beams, cast iron column radiator.

## FAMILY BATHROOM

3.86m x 2.13m (12'8" x 7')

Rear aspect timber frame double glazed window, four piece suite comprising bath, shower cubicle with chrome fittings and glazed door, low flush wc, and wash hand basin, traditional column heated towel rail, fitted cupboard with shelving above, exposed timber beams, tiled floor and walls.

## OUTSIDE

The property is approached via a private brick set driveway with lawned garden to the front. A gate to the side leads to the rear of the property, together with lawned gardens flanked by herbaceous borders and vegetable plot. The landscaped gardens end with a ha-ha which creates an almost uninterrupted split from the grass fields beyond. The grass fields are enclosed and in good heart. In all 3.83 acres (1.55 hectares) or thereabouts.

## ATTACHED GARAGE

4.88m x 3.56m (16' x 11'8")

With roller shutter door to the front, personnel door to the rear, electric power and light.

## SERVICES

We understand that the property is connected to mains electricity and water, with septic tank drainage; oil fired central heating. 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.

## VIEWING

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

## WHAT3WORDS

///decking.taxpayers.stew

## 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 C. The full EPC can be viewed online ([www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate)) or at our Malton Office.

## 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.







## VIEWING

Strictly by appointment with the Agents.

## COUNCIL TAX BAND

E

## ENERGY PERFORMANCE RATING

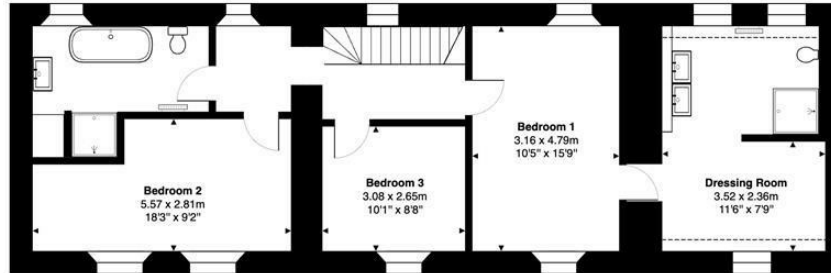
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



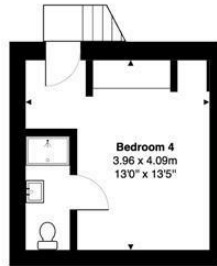


# Pennock House, Great Fryupdale, YO21 2AS



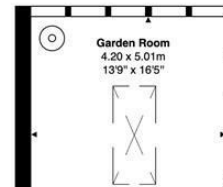
## First Floor

Gross Internal Area: 82.6 m<sup>2</sup> ... 889 ft<sup>2</sup>



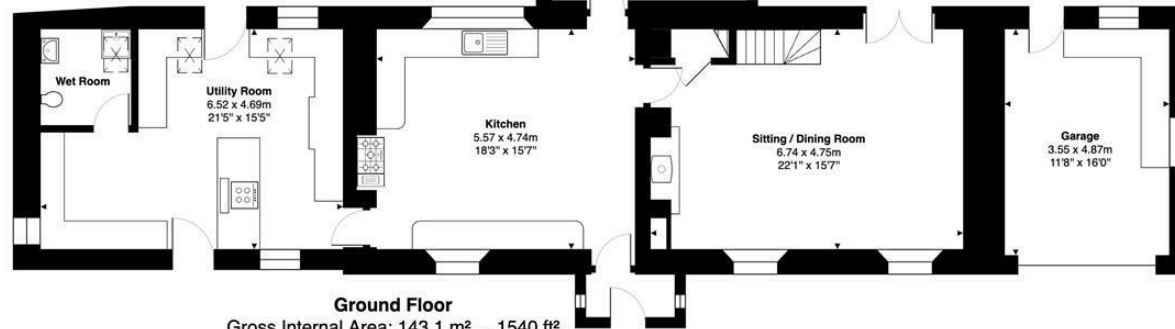
## Lower Ground Floor

Gross Internal Area: 16.2 m<sup>2</sup> ... 175 ft<sup>2</sup>



Gross Internal Area: 241.9 m<sup>2</sup> ... 2604 ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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www.matthillier.co.uk



## Ground Floor

Gross Internal Area: 143.1 m<sup>2</sup> ... 1540 ft<sup>2</sup>

### 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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