



Inglebys

Estate Agents



Handale Abbey Farm Handale Abbey Farm

Grinkle, TS13 4UG

Offers In The Region Of £795,000



Inglebys are delighted to offer for sale the fabulous Handale Abbey Farmhouse, built in the 18th Century this sandstone home is built on the historical site of Handale Abbey which carries significant history and charm. A 'Grade II' Listed property, it has been updated by the current owners and boasts stables, significant outdoor areas, woodland, 5 well proportioned bedrooms and not too mention a one bedroom annex to the ground floor!



Internally the property has been refurbished by the current owners and holds some lovely soft features which range from an Economy 7 electrical Aga stove positioned within a Yorkshire Stone inglenook in the kitchen, multi-fuel stoves to the reception rooms, shuttered (functioning) sash windows which have been refurbished, outbuildings re-roofed with handmade pantiles as well as LPG fuelled central heating, the property has been fully re-wired along with a new Bio-Rock sewerage system. The annex has its own access, a living room/kitchen area, shower room and double bedroom with revealed sandstone gable wall.

A little history - Handale Priory (also called Grendale) was a priory of Cistercian nuns in Handale, North Yorkshire, England. It was founded in 1133 by William, son of Roger de Percy, and was dissolved in 1539. The fishpond survives as well as the historic walled garden which was restored under a grant from the North York Moors National Park. On the information board of the historic walled garden, there is a local legend which speaks of a 'loathsome serpent' that would capture beautiful girls from nearby Loftus and drag them back to his lair at Handale to devour! One day a knight named Scaw slayed the serpent and rescued a maiden called Emma Beckwith whom he later married to live happily ever after. The wood is still known as Scaw's wood in his honour!

Tenure: Freehold

Council Tax: Redcar & Cleveland Band D

EPC Rating: G

Property benefits from a shared spring water supply and has private sewerage treatment system. There is a restrictive covenant on the property that restricts the property to a single residential dwelling.

Hallway

A spacious welcome to the property which boasts solid wood block polished floor, part wooden panelled walls, a grand staircase providing access to the first floor. There are doors to the front reception rooms as well as doors to the rear of the hallway which give access to the boot room and wine cellar/pantry.

Lounge 18'2" x 14'0" (5.54m x 4.27m)

A well proportioned lounge area with large sash window and shutters to the front aspect offering plenty of natural light, carpet to the floor, picture rails and single radiator. The main feature of the room is the stone fire surround and hearth which surrounds the multifuel stove bringing some heat to those cooler days!

Reception Room 18'4" x 14'9" (5.61m x 4.51m)

Another well proportioned room with large sash window to the front aspect, carpet to the floor and picture rails, single radiator and a brick fire surround which houses a cast multifuel stove.

Dining Room 19'9" x 11'11" (6.03m x 3.64m)

A fabulously sized family room, again with large sash window with shutters to the front aspect, carpet to the floor and dado with picture rails to the ceiling, single radiator and wooden fire surround with tiled hearth and multifuel stove.

Kitchen 19'10" x 14'6" (6.05m x 4.42m)

A farmhouse styled kitchen, large enough for a kitchen table and space around, block solid wooden flooring, Aga in Yorkshire stone inglenook, a range of wall and base units finished with maple effect doors and drawer fronts, black marble effect worktops and stainless steel sink with double drainer and taps, integrated dishwasher, window to the rear aspect and doors to the utility area and boot room. There is an additional staircase which leads from the access to the first floor landing area.

Utility Room 17'7" x 8'5" (5.38m x 2.59m)

Concrete floor which provides access to a downstairs WC, and additional storage room. Plumbing for washing machine and dryer, wall mounted boiler and window to the rear aspect. Doorway to rear lobby with access to the annex.

Ground Floor Annex

The property has its own access on two sides.

Lounge/Kitchen area, 4.37m x 3.18m. The area has carpet to the floor with a small kitchenette area, double glazed door to the rear aspect of the property, steps down from the lounge area to the kitchen and shower room, modern column radiator. Shower Room. Tiled floor, double walk in shower enclosure with mixer shower, white toilet and basin set in a wood effect vanity unit, part clad walls and chrome heated towel rail.

Bedroom, 3.53m x 3.18m. A double bedroom with carpet to the floor and revealed sandstone gable wall, column radiator, 2 x windows to the side aspect and glazed door to the front aspect.

First Floor

A large landing area with carpet to the staircase, storage cupboard on the half turn and large window to the rear aspect.

Bedroom One 19'9" x 11'8" (6.03m x 3.58m)

A well proportioned double bedroom with carpet to the floor, sash window with shutters to the front aspect, single radiator.

Bedroom Two 18'4" x 11'10" (5.61m x 3.61m)

Again another double bedroom with carpet to the floor, sash window and shutter to the front aspect, single radiator.

Bedroom Three 16'6" x 11'10" (5.03m x 3.61m)

The middle of the three principal bedrooms, again with carpet to the floor, sash window and shutter to the front aspect, single radiator.

Bedroom Four 14'2" x 10'4" (4.32m x 3.16m)

Smaller, but still a good sized double bedroom with carpet to the floor, single radiator and window to the rear aspect overlooking the gardens and woodland.

Shower Room

Tiled floor with large shower enclosure and mixer shower, part tiled walls, white toilet and basin which is set on a vanity unit and window overlooking outbuildings.

Bedroom Five 10'7" x 7'10" (3.23m x 2.41m)

With carpet to the floor and window to the rear aspect along with single radiator.

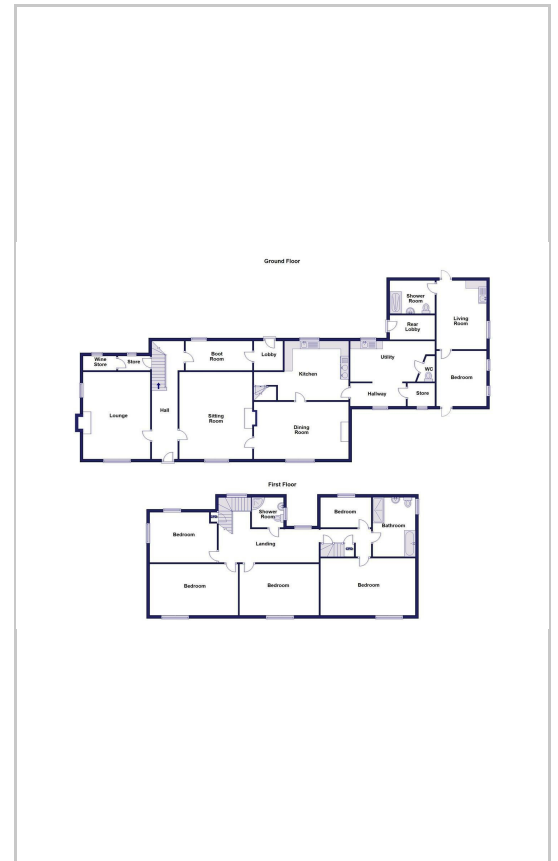
Bathroom 14'7" x 9'1" (4.45m x 2.77m)

A large family bathroom with laminated flooring, separate bath and double walk in shower enclosure with mixer shower, white toilet and basin set into a grey vanity unit, airing cupboard, heated towel rail and window to the side aspect.

Area Map



Floor Plans



Energy Efficiency Graph

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

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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com