



THE BEACON

The Common, Goathland, North Yorkshire, YO22 5AN



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THE BEACON

A magnificent country residence paired with a separate two-bedroom cottage, both meticulously restored, set in idyllic surroundings on the southern edge of Goathland within the North York Moors National Park.

ACCOMMODATION SUMMARY

A distinctive Arts and Crafts residence in a south-facing position on the edge of this sought-after National Park village. The Beacon has been transformed from near dereliction into a stylish and spacious character property, now operating as a high-end holiday home with a great return on investment. The restoration prioritised efficiency, with complete electrical and plumbing replacements throughout.

The Beacon includes a separate, newly refurbished two-bedroom cottage, Beacon Lodge, which can be occupied full-time and separated from the main house. This setup is ideal for generating income or serving as a large family home with independent accommodation for dependents.

The house, totaling 3,897 square feet, has been restored with great attention to detail, retaining numerous original features while incorporating modern touches such as en-suites for each bedroom and stylish decor. The furnishings are available for purchase (subject to offer), making it a turnkey business opportunity.



GROUND FLOOR

The ground floor is made up of a variety of wonderful rooms including a stunning formal lounge with gorgeous views of the countryside, a beautiful kitchen with oak worktops and oversize utility room with washer dryer and large fridge freezer (with a separate doorway if needed after a long dog walk), a huge garden room/conservatory which is one of the finest rooms in the property and overlooks the one acre plot, plus thousands of acres of north York countryside.









GROUND FLOOR

There is also a games room, which doubles as a second lounge, a huge dining room set up for twelve people and a downstairs cloakroom and storage room.

In addition to all of this, the downstairs benefits from a bedroom which would become bedroom six, if you needed a further bedroom.





FIRST FLOOR

The first floor is made up of five spacious bedrooms all of which benefit from wonderful views of the countryside. There are en suite bathrooms and dressing rooms throughout.











OUTSIDE

The properties stand within nearly an acre of grounds, well-suited for leisure activities, featuring a hot tub and playground. Ample parking is available.





OUTSIDE

Beacon Lodge: A newly completed detached cottage offering two-bedroom accommodation with private parking and grounds. It has unrestricted occupancy and can be separated from the main house if desired.







LOCATION

Goathland is a charming and popular Moorland village in the North York Moors National Park, renowned as the setting for the TV drama “Heartbeat”. The Beacon has featured in several episodes. Goathland station, famous as Hogsmeade Station from the Harry Potter films, adds to its allure. The seaside resort of Whitby is 9 miles north, and the market town of Pickering is 11 miles south. The village is ideal for outdoor activities, with numerous footpaths, bridleways, and cycle paths starting at the front door, and the well-known Mallayan Spout Waterfall a short walk away.

LOCAL SCHOOLS -

In the Goathland area of North Yorkshire, some of the notable local schools include:

1. Goathland Primary School: A well-regarded primary school offering education for children aged 3-11, set amidst scenic moorland.
2. Eskdale School: Located in Whitby, this secondary school serves the surrounding areas and has a good reputation for academic performance and extracurricular activities.
3. Caedmon College Whitby: Also in Whitby, this is a comprehensive secondary school and sixth form college, known for its broad curriculum and supportive learning environment

These schools provide a range of educational opportunities for children living in Goathland and the surrounding region.

TRANSPORT -

One of the most charming and unique transport options in Goathland is the North Yorkshire Moors Railway (NYMR). This heritage steam railway runs through the village, offering a nostalgic journey through some of England’s most beautiful countryside. The NYMR connects Pickering with Grosmont, with Goathland being a key stop along the route. The railway provides an authentic experience with vintage steam and diesel trains, making it a popular attraction for tourists and rail enthusiasts. For those looking to venture further, Grosmont links to the national rail network, offering connections to Whitby and Middlesbrough.

Goathland is accessible by road, with several scenic routes leading into the village. The A169 is the primary road linking Goathland to nearby towns. This road runs north to Whitby, a historic seaside town, and south to Pickering, known for its mediaeval castle and as the gateway to the Moors. From Pickering, the A64 connects to major cities such as York and Leeds, providing a straightforward route for longer journeys.

Although Goathland is a small village, it is serviced by a limited but functional bus network. The Coastliner service, operated by Transdev, runs buses from Leeds and York through Pickering to Whitby, with some routes passing close to Goathland. Additionally, local bus services operate routes connecting smaller villages and towns, ensuring residents can travel to nearby locations for shopping, healthcare, and other necessities.

For those who prefer an active approach to travel, Goathland offers excellent walking and cycling routes. The village is situated on the Esk Valley Walk, a long-distance trail that follows the River Esk from its source to the sea at Whitby. This trail offers stunning views and a peaceful way to explore

the surrounding moorlands. Cycling enthusiasts will find numerous trails and quiet country roads ideal for leisurely rides or more challenging terrains.

While there are no airports within immediate proximity to Goathland, the nearest major airports are Leeds Bradford Airport and Newcastle International Airport, both of which are approximately a two-hour drive away. These airports provide a range of domestic and international flights, making Goathland accessible to visitors from further afield.

Despite its rural setting, Goathland is surprisingly well-connected through a variety of transport links. Whether arriving by the charming North Yorkshire Moors Railway, driving through scenic routes, or exploring on foot or by bike, visitors and residents can enjoy the blend of convenience and natural beauty that this delightful village offers. These transport options ensure that Goathland remains an accessible and attractive destination for all who wish to experience the unique charm of the North York Moors.

Photo Credit: Photo by Nasif Tazwar on Unsplash



GENERAL INFORMATION

SERVICES:

Main Electricity, Water, Drainage & Oil Central Heating

TENURE

Freehold

LOCAL AUTHORITY & TAX BAND

North Yorkshire Council, Council Tax Band: G

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners, Damion Merry, damion@luxurypropertypartners.co.uk

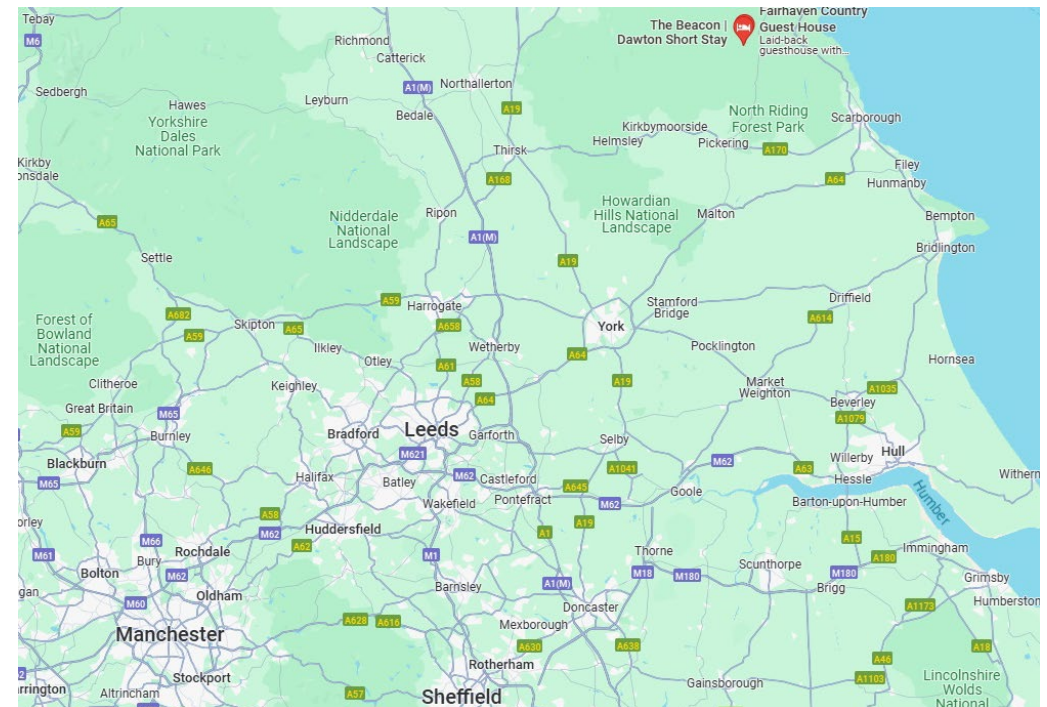
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

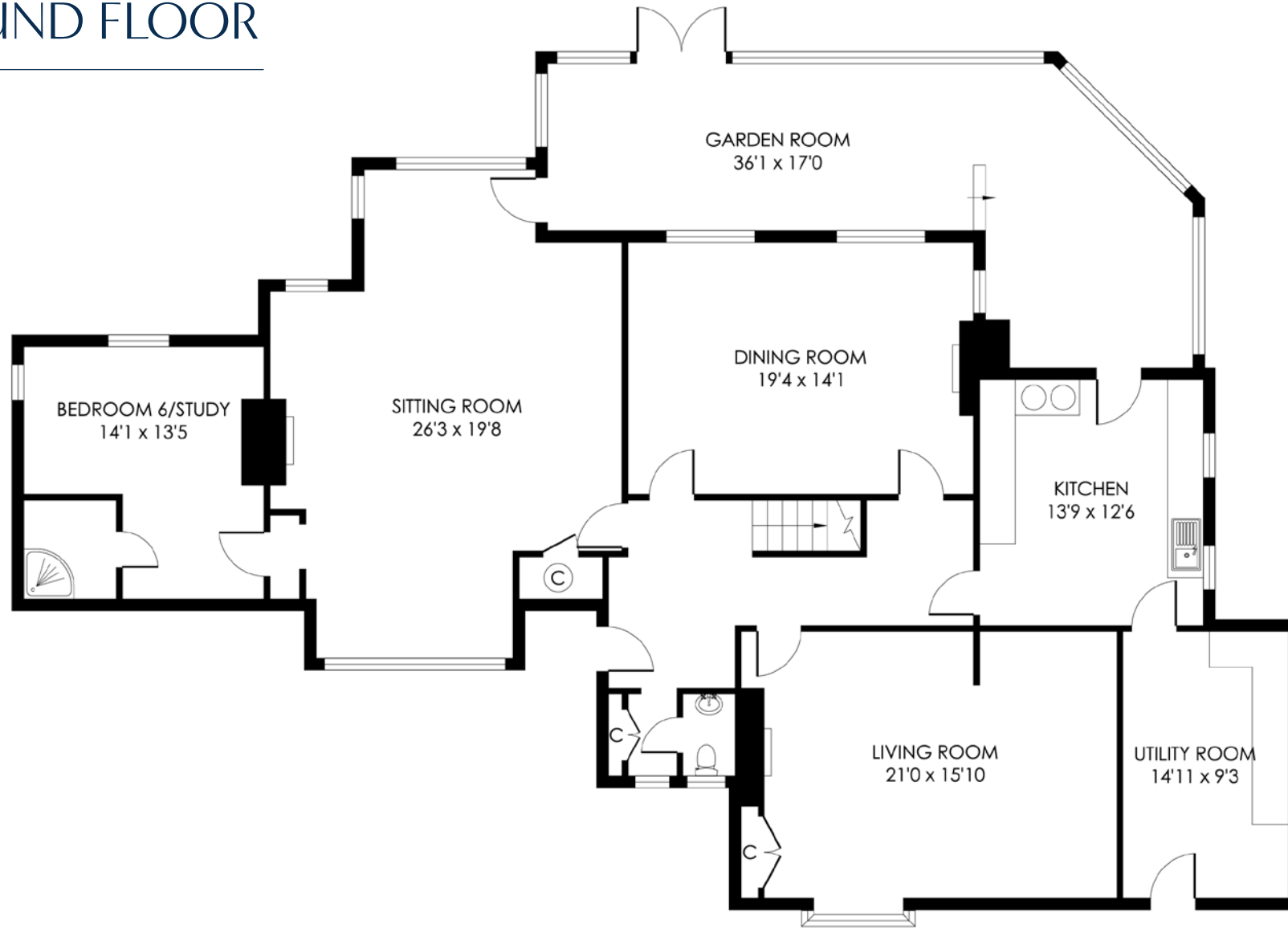
Bullet Points:

- Arts & Crafts Residence
- Five Spacious Bedroom
- All Bedrooms have Ensuites + Family Bathroom
- Two Bedroom Annexe
- 1 Acre Plot
- South Facing Gardens
- Commercial Opportunity as a Holiday Home
- Desirable Village Location
- Beautiful Countryside Walks
- Freehold | EPC: Pending | Council Tax Band: G

EPC PENDING



GROUND FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE : 2212 SQ FT
TOTAL AREA : 2212 SQ FT

FIRST FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA
MAIN HOUSE : 1685 SQ FT
TOTAL AREA : 1685 SQ FT



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