

# THE LAKE HOUSE

Sandsend, Whitby



## THE LAKE HOUSE

**Outstanding coastal country house offering luxurious accommodation on a grand scale, privately situated with landscaped gardens and garaging**

*Beach ½ mile • Sandsend 1 mile • Whitby 2 miles*

Porch • vestibule • galleried reception hall • cloakroom/ wc • kitchen/dining room • utility area • 2 reception rooms • wc

Principal bedroom suite with bathroom and covered balcony • 5 further bedrooms • 3 further bathrooms (2 en suite) • 2 stores

Gated parking • integral double garage with 2 stores • integral single garage

Garden terrace • landscaped gardens • field

In all some 0.8 acres

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham  
York, YO30 7BL

[sales@blenkinandco.com](mailto:sales@blenkinandco.com)  
01904 671672

[blenkinandco.com](http://blenkinandco.com)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	80	83

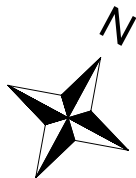
**The Lake House, Sandsend, Whitby YO21 3ST**

**Approximate Gross Internal Floor Area**

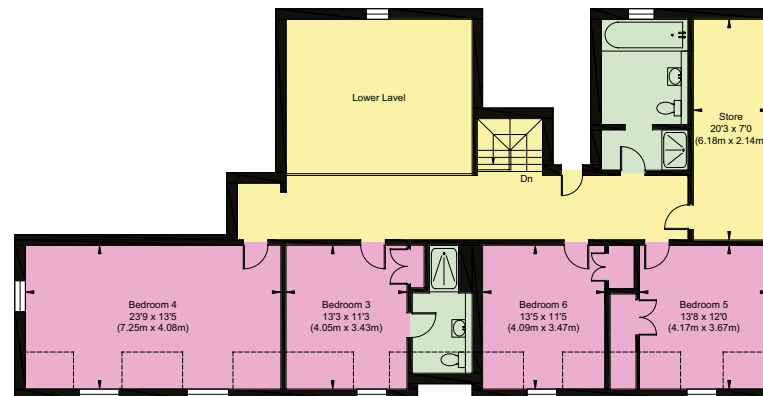
5543 SQ FT / 515 SQ M - (Excluding Garage)

GARAGE AREA 901 SQ FT / 84.0 SQ M

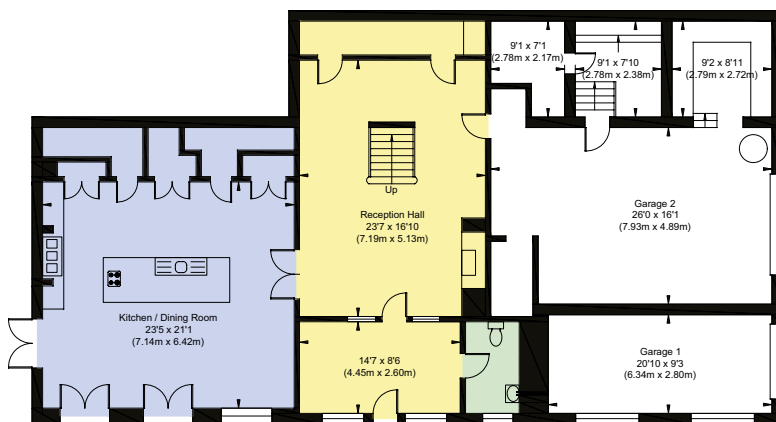
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



[---] = Restricted Head Height



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1208 SQ FT / 112.20 SQ M



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 2232 SQ FT / 207.40 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 2103 SQ FT / 195.40 SQ M

City

Country

Coast



The Lake House is privately positioned within the coastal countryside between Sandsend and Whitby, commanding stunning views over a tranquil wildlife lake, rolling hills and ancient woodland. Built around twenty years ago from stone under a slate roof, this substantial and distinguished residence offers luxurious accommodation on a grand scale, surrounded by wraparound landscaped gardens and grounds.

Currently used both as a private holiday home and a successful holiday let, The Lake House is equally suited as a main residence.

- Detached, double fronted house extending to 4,635 sq ft
- Versatile accommodation arranged over 3 floors
- Stylishly appointed with high specification finishes and smart-home technology
- Ideal as a main residence, second home or investment property
- Ample storage on all floors, much of it secure and lockable – ideal for holiday letting
- Garaging for 3 cars and ample secure parking
- Private and tranquil setting with no immediate neighbour
- Half a mile from the sandy beach connecting Sandsend to Whitby



**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** G

**Services & Systems:** Mains water, gas and electricity. Underfloor heating throughout the ground floor, radiators on upper floors. Private drainage system.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:**

North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Money Laundering**

**Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Occupying a peaceful end-of-road position within the private Saltmoore Estate, The Lake House enjoys exceptional privacy. Its nearest neighbour is an award-winning and luxurious wellness-led retreat set within 85 acres of coastal countryside, with multiple restaurants and spa all open to non-residents.

Impressive in scale and beautifully styled, the interiors are designed to maximise natural light and capture the lake and countryside views. Principal rooms flow seamlessly, creating a layout ideal for modern family living and entertaining.

The vestibule, with glazed double doors and sidelights, opens into a grand reception hall that sets the tone for the house, featuring a wood-burning stove and a central bifurcated staircase ascending to a dramatic galleried landing.

The kitchen/dining room, facing south and west, is superbly proportioned and features three sets of French doors opening onto the terrace. The bespoke kitchen includes two concealed walk-in pantry/storage units, granite worktops, and a large central island with gas and induction hob, sink and integrated breakfast bar. There is ample space for a ten-seater dining table, with French doors opening directly onto the terrace and barbeque area, seamlessly connecting indoor dining with outdoor entertaining.

On the first floor, the staircase ascends to a sitting area featuring a traditional open fireplace within a stone surround, full-height windows, and glazed doors opening onto a glorious south-facing balcony - an inviting spot to take in the view. A further set of part-glazed doors opens to the 25 ft x 23 ft drawing room, a striking dual-aspect space with oak flooring, wood-burning stove, Bose ceiling speakers and



a half-vaulted ceiling. Tall windows frame magnificent views across the lake and open countryside.

The six double bedrooms, all with fitted speakers and TV points, are arranged over the first and second floors. The principal bedroom suite enjoys a luxurious bathroom with both bath and shower as well as a private covered balcony with glorious views across not only the garden, but also the landscaped grounds of the Estate and surrounding countryside of the National Park.

The second floor galleried landing, illuminated by skylights and the triple-height atrium, gives access to four spacious bedrooms, one of them a family bedroom. All extend into the roof space with generous headroom and enjoy outstanding views. Bedroom 3 benefits from an en suite bathroom, while the remaining three share a stylish family bathroom fitted with a bath and shower.

Throughout the house – including the garage - there is extensive storage, much of it secure and lockable, providing practical solutions for owners who wish to retain personal belongings when letting the property.





## Outside

Ornate, electric wrought iron gates open onto a generous driveway with turning area and parking for several vehicles, leading to two integral garages. The larger garage incorporates a utility area and two secure stores, while the garages together provide space for three vehicles.

To the front, a parterre gravel garden is framed by clipped and topiarised shrubs and bounded by a mature beech hedge on one side. The south- and west-facing terrace outside the kitchen/dining room provides an elegant entertaining area with a barbecue space, a formal lawn and views towards the rolling hills. Stone steps rise to a hillside rear garden, fully landscaped and with a pergola taking centre stage. There are raised beds, planted with perennials and one with productive strawberry plants, and an area of lawn overlooking the lake and countryside. A garden gate leads to the adjoining enclosed field, partly planted with fruit bushes.



## Environs

The Lake House enjoys an end-of-road position within the estate, surrounded by unspoilt countryside. The nearby Saltmoore Hotel is one of the finest on the North Yorkshire Coast, and just half a mile away lies the sandy beach and the A174 coastal road connecting Sandsend and Whitby.

Sandsend is a charming seaside village with cafés, restaurants, a pub, fish restaurant, shops and a doctor's surgery. The glorious sandy beach stretches towards Whitby, and the village is framed by the valleyed woodlands of the Mulgrave Estate.

Whitby is an historic seafaring town of national renown, famed for its Abbey, harbour and links to Captain Cook, and is the gateway to the North York Moors National Park and Heritage Coast.

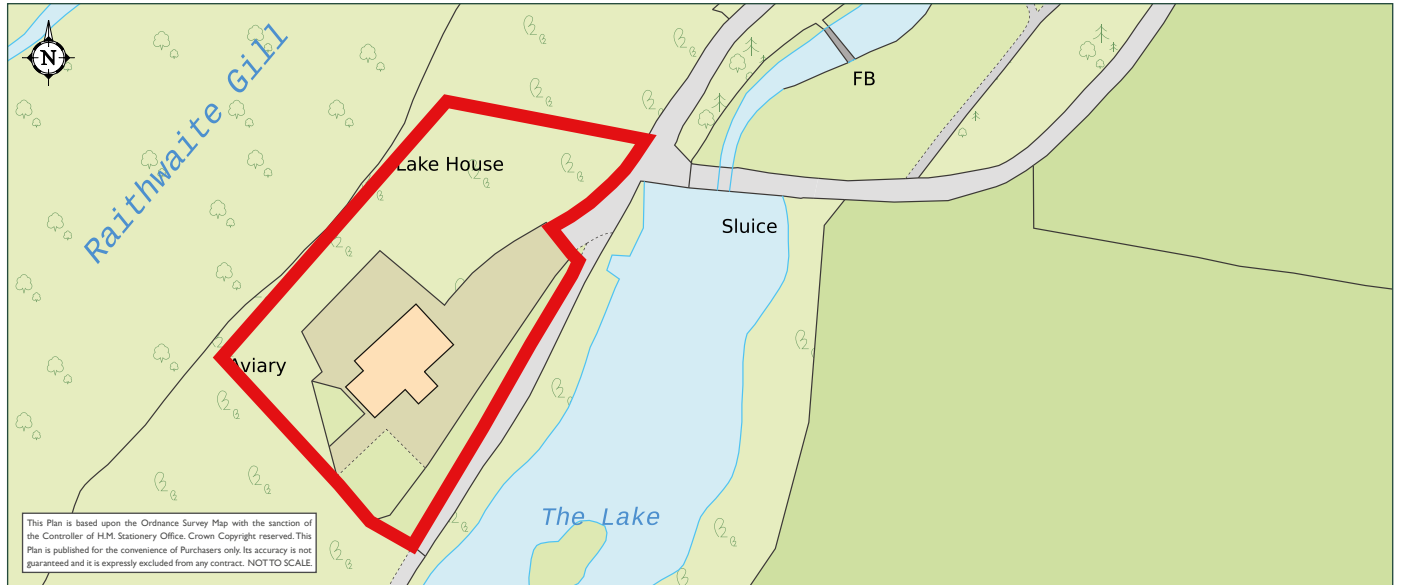
## Directions

Heading from Whitby to Sandsend on the A174, turn left on the privately owned road, signposted 'Saltmoore'. Follow the road through the Estate, turning left at the only junction. The gates of Lake House lies at the end of the road.

**What3words:** ///area.merely.gamer

## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal and whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** Photos & video 2024 and Nov 2025. Text December 2026. Brochure by wordperfectprint.com

**Blenkin**  
& Co

ESTABLISHED 1992

