



Hornby Cottage
Danby, Whitby

CARTER JONAS

RICHARDSON & SMITH
Chartered Surveyors • Estate Agents • Auctioneers • Valuers



Hornby Cottage

1 Lodge Lane, Danby, Whitby

Guisborough 10 miles, Whitby 12 miles

A delightful detached and refurbished four bedroom stone built cottage situated in the heart of the beautiful village of Danby in the North Yorkshire Moors National Park.

Hall | Dining Room | Sitting Room | Family Room | Conservatory | Kitchen | Utility Room
WC | Master Bedroom | Three Further Bedrooms | Shower Room | House Bathroom
Garden | Garaging | Stables | Land

In all approximately 4 acres

INTRODUCTION

A delightful detached and refurbished four bedroom stone built cottage situated in the heart of the beautiful village of Danby in the North Yorkshire Moors National Park.

Hornby Cottage was built around 1798 and retains many period features to offer comfortable family accommodation with the benefit of stables, hay storage, tack room and paddock land. The property stands in an elevated position and enjoys panoramic views over the surrounding countryside.

Situated close to the centre of the village which provides a wealth of local amenities including a pub, post office, bakery, train station and doctors' surgery. Danby also benefits from being in close proximity to the popular seaside town of Whitby and within commuting distance of York, Guisborough and Teeside.

ACCOMMODATION

The accommodation, which has oil fired central heating, comprises:

Ground Floor

Timber entrance door:

Hall Tiled floor with door into:

Dining Room Window overlooking the garden with splayed timber sides and window seat, working fire, stone surround with insert set on stone hearth, shelving set in recesses either side of the fireplace, window to the rear, understairs cupboard, stairs to first floor accommodation. Door to:

Sitting Room Two windows to side elevations, feature beams, brick fireplace set in recess with raised multi fuel burner on a stone hearth, brickwork set in herringbone style, French doors and side lights to the front elevation with spectacular views over the countryside.

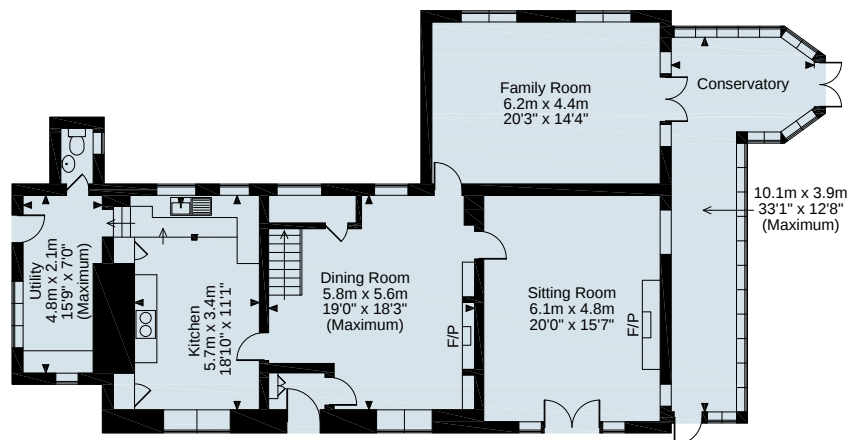
Family Room Suitable for office or leisure room, two windows overlooking the rear aspect, French doors with side lights leading into:

Conservatory Dwarf wall, UPVC windows with sloping roof, fan light above, French doors leading out onto raised timber decking area.

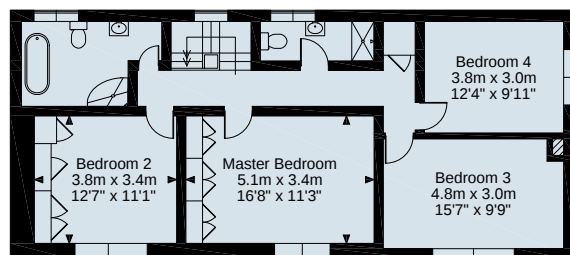
Kitchen Tiled floor, exposed ceiling beams, window to the front aspect with splayed timber panelling and window seat. Bespoke solid pine base units and beech worksurface with vegetable baskets, integrated dishwasher, plate rack, two windows overlooking the rear, Belfast sink and chrome mixer tap, Eastwood range with two hotplates and double oven, providing heating for the hot water with cupboards either side. Step up to and door through to:



Hornby Cottage, Lodge Lane, Danby
Approximate Gross Internal Area
2598 Sq Ft/241 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Utility Room Tiled floor, window to the front and side, Formica worksurface and plumbing for washing machine, external door.

WC Wash hand basin, WC, window to the side.

First Floor

Turned stairs leading to the first floor landing with polished handrail, painted spindles, window overlooking the rear elevation.

Master Bedroom Fitted timber wardrobes, window overlooking the garden with splayed timber panels either side, recess with shelving.

Bedroom Two Window to the front aspect with splayed timber panelling and window seat, painted fitted wardrobes with hanging rail and shelving and housing the hot water cylinder.

Bedroom Three Window overlooking front aspect.

Bedroom Four Window to the side, linen cupboard.

Shower Room Shower cubicle, Travertine tiles, single pedestal wash hand basin, window overlooking the rear with shelf below, WC, chrome heated towel rail.

House Bathroom Shower cubicle, laminated tiled floor, enamel free standing bath with claw feet and exposed stone wall behind, window to the side, WC and pedestal wash hand basin, tiled splashback, chrome heated towel rail.

Outside

Stables Purpose built stable block comprising three stables, one foaling box, hay store and tack room.

Garden A side gate leads from the side access road onto York stone flags leading up to the front door and around the side and rear of the property. There is a delightful terraced area to the front, and from it a path with lawn either side bound by mature hedging, and a raised area with mature specimen trees. To the side there is a raised decking area leading out from the conservatory which enjoys fabulous views over the vale and down towards the village. The driveway leads to a timber gate which leads to the purpose built stables with feeders, hay store and tack room. There are approximately three acres of adjoining paddocks bound by a stone wall and traditional fencing. To the rear of the property is a dwarf stone wall and further lawned area with mature planting which continues the width of the stable area to the far side of the house.

Garage Double garage with two single electric up and over doors, side access door leading to the rear of the property and back up generator. Further single garage with pitch slate roof and double timber doors. Ample parking.

ADDITIONAL INFORMATION

Please note the access road from the main village road is part of the estate land and there is a small annual payment to the estate for the right of access.

Services We are advised that the property has mains water, electricity and drainage. The central heating system is via an oil fired boiler.

Tenure We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Full Address Hornby Cottage, 1 Lodge Lane, Danby, Whitby, North Yorkshire, YO21 2NX.

Directions Travelling east on the A171 Guisborough to Whitby road, take a right hand turn and follow the signs to Danby. Driving through the village take a left hand turn onto Brier Hill, which leads onto Lodge Lane and the property can be seen on the left hand side identified by the Carter Jonas For Sale board.

Viewing Strictly via the selling agents, Carter Jonas telephone 01904 558200 or Richardson & Smith telephone 01947 602298.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	40	52		37	47
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



THE CARTER JONAS COMMITMENT

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2. we have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area;
3. any plans may not be to scale and are for identification purposes only;
4. items included in the written text are included in the sale; all others are excluded regardless of their inclusion in any photograph;
5. you should place no reliance on anything stated verbally by any of our staff unless we confirm the matter in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure, we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action by which you may pursue your complaint.
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