

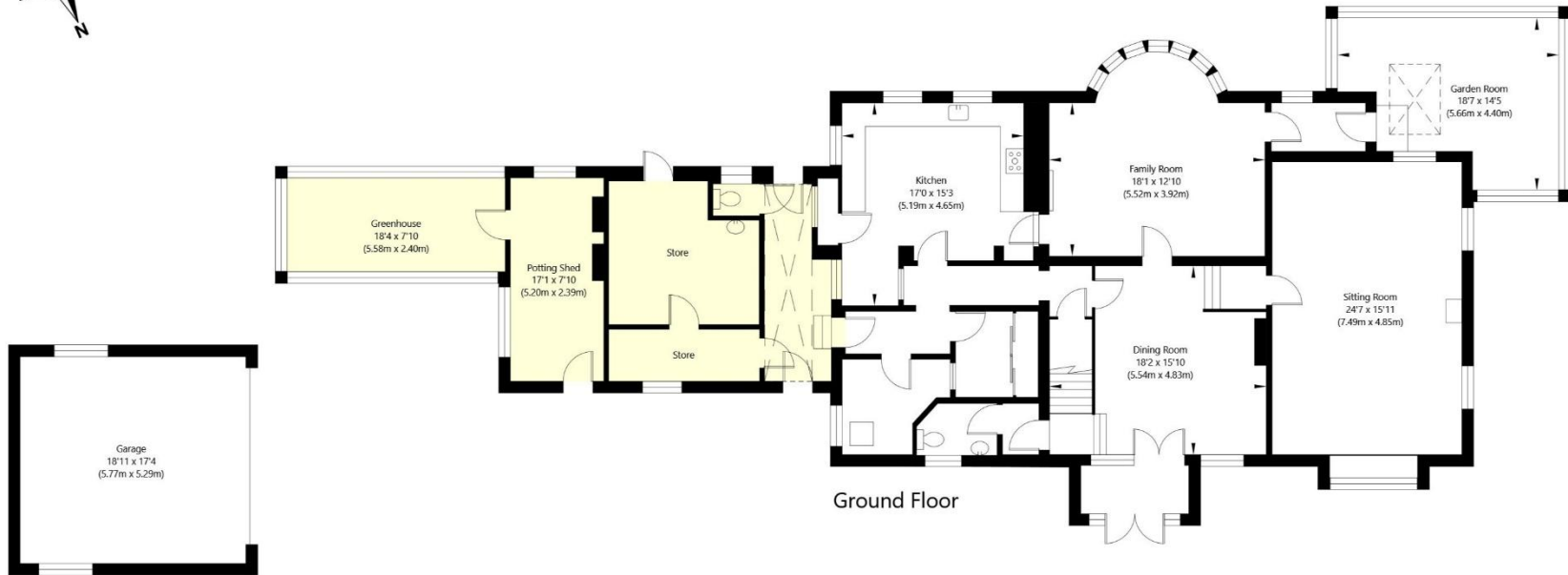


# Beech Bank, Ainthorpe

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

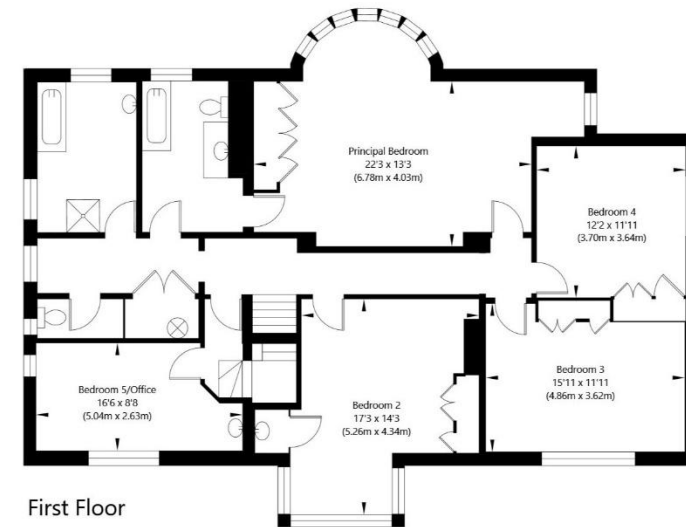
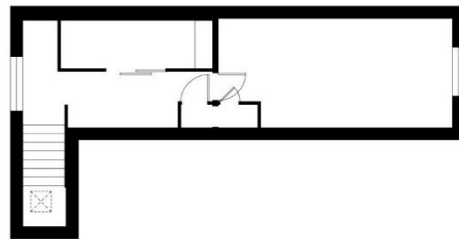


# Beech Bank, 8 Ainthorpe Lane, Ainthorpe, YO21 2JN



Ground Floor

Second Floor



First Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All Measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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APPROXIMATE GROSS INTERNAL FLOOR AREA  
Total - 3732 SQ FT / 346.78 SQ M - (Excluding Outbuildings and Garage)

# Beech Bank, Ainthorpe Lane, Ainthorpe North York Moors National Park

Guisborough 10 miles

Whitby 16 miles

Middlesbrough 20 miles

York 43 miles

*(All distances are approximate)*



**AN EARLY 20<sup>TH</sup> CENTURY GENTLEMANS RESIDENCE SET IN OVER 1.5 ACRES OF GARDENS AND GROUNDS.  
WITH 5 PRINCIPLE BEDROOMS, 4 RECEPTION ROOMS, PLUS DINING KITCHEN.  
THIS CHARMING COUNTRY HOUSE WOULD MAKE THE IDEAL FAMILY HOME.  
POSITIONED BY THE RIVER ON THE OUTSKIRTS OF THIS VILLAGE LYING IN THE UPPER ESK VALLEY IN THE  
NORTH YORKSHIRE MOORS NATIONAL PARK.**

Entrance Lobby, Dining Hall, Sitting Room, Garden Room, Family Room, Kitchen, Laundry Room, Larder, WC Cloakroom.

1st Floor: Master Bedroom with En-Suite Bathroom, 4 Further Double Bedrooms, House Bathroom, WC. Storage Attic.

**Outside:** Double Garage. Outbuilding with 2x Stores, WC, Potting Shed, Greenhouse. Summerhouse.

*Gardens and Grounds extending to approx. 1.69 acres.*

**Joint Agents: Savills, York**



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## PARTICULARS OF SALE

Beech Bank is a substantial, detached, gentleman's residence dating from the turn of the twentieth century, set in a stunning position on the side of the river Esk on the edge of the village, with around 1.69 acres of gardens and grounds.

Available for the first time in forty years, this much-loved family home offers privacy, views and is set in a prime location at the edge of the village, by the river.

There are many original features including picture rails, cornicing and panelled doors that add to the appeal and character.

An entrance vestibule opens into the dining hallway with panelled staircase leading to the first floor and steps down to a doorway which leads to a formal sitting room. This spacious reception room has a dual aspect with windows looking onto the gardens and brick fireplace with a cast iron stove.



The family room is south facing and has a beautiful large bow window overlooking the garden and a fireplace.

An adjacent garden room with tiled floor is situated to make the most of the garden views and sunshine. Doors open out to the gardens.

The kitchen with adjacent larder and laundry rooms, has pleasant views over the garden and is fitted with a range of cabinets and integrated appliances.



*Dining Hallway*



*Family Room*



*Garden Room*



*Kitchen*

On the first floor is a master bedroom with ensuite bathroom. Four further double bedrooms share a house bathroom and there is a separate WC.

The principal bedroom is very generous with a lovely outlook from the bay window and fitted wardrobes.



Bedroom two has a square bay overlooking the front and a handy sink. Bedrooms three and four have fitted cupboards and bedroom five is an ideal study/office.

An airing cupboard and separate WC are both useful additions and a staircase leads up to the second floor for some additional attic storage.

### **GARDENS & GROUNDS**

Outside the established gardens wrap around the property and offer south west facing vistas with mature trees, hedges and lawns.

The current owners have created an idyllic lifestyle with fruit and vegetable gardens, space for ducks and geese, a summerhouse and a useful polytunnel. An array of solar panels provides excellent green credentials and energy.

The covered way by the rear entrance leads to the stable block with tack room, greenhouse, potting shed and WC.



En-Suite



Bedroom 2

## GENERAL REMARKS AND STIPULATIONS

**Viewing:** Viewings are strictly by prior appointment through the selling agents. All interested parties should discuss any specific issues that may affect their interest with the agents' office prior to making an appointment to view.

**Method of Sale:** The property is offered for sale as a single entity by private negotiation.

**Directions:** From the main Whitby to Guisborough moor road (A171). Take junction signed for Danby crossing the moor and descending into the village. At the crossroads, by the Duke of Wellington pub, go straight on, passing the station. As you cross the river and move into Ainthorpe, the entrance to Beech Bank lies on your right hand side. See also location plan.

**Services:** Mains water, electricity and drainage. The property has oil central heating.

**Planning:** The property lies in the North York Moors National Park in respect of planning matters. Tel: 01439 770657. The property is not listed and does not lie within a designated Conservation Area.

**Council Tax:** band 'G'. Approx £ payable for 2026/7. North Yorkshire Council: 01723 232323

**Joint Agents:** Savills, River House, 17 Museum Street, York, YO1 7DJ. T: 01904 617800.

**Post Code:** YO21 2JN

**Tenure:** Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

## IMPORTANT NOTICE

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*

