

**Howe Farm, The Howe, Danby
North Yorkshire, YO21 2NF
Price Guide £1,375,000**

www.peterillingworth.co.uk
Tenure: Freehold
EPC: Band D Property Tax Band H

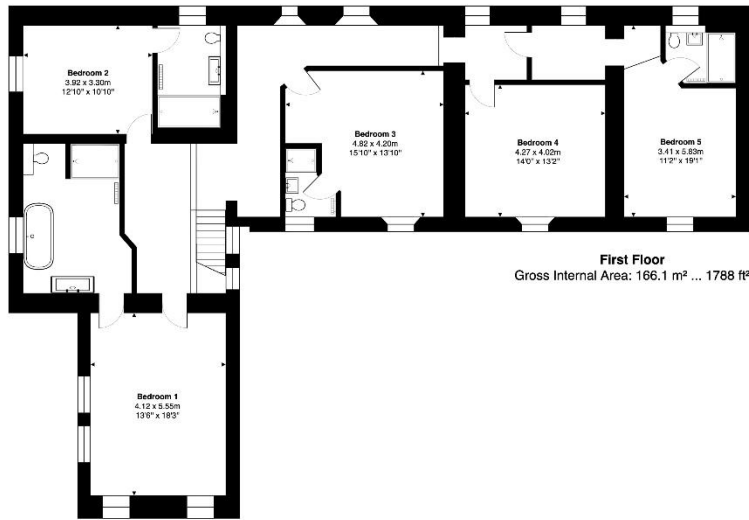
A rare lifestyle opportunity to acquire a fine residence with fabulous views across the Dale within the outstanding North York Moors National Park, standing in approximately 3 acres and including the main residence, a separate games room/gym/sitting room with kitchen, ideal for entertaining, with attached office, an outbuilding with planning permission for an annex offering great flexibility, garage, stores, formal gardens, wild garden, tennis court, woodland, holding paddock of approximately 0.7 acres, orchard with vegetable garden extending to just over 0.75 acres, and a substantial parking area.

The residence has undergone substantial refurbishment and benefits from porcelain tiled underfloor heating throughout the ground floor. Accommodation comprises a front entrance hall, two reception rooms, study, Italian designer fitted kitchen, utility room, cloakroom, dog wash room, store and boiler room. To the first floor are five bedrooms, a landing and four bath/shower rooms fitted with Villeroy & Boch sanitary ware.

Nearby amenities include a railway station with services to Middlesbrough and Whitby, together with a primary school, doctor's surgery, pub and bakery. Close by is Castleton, offering a general store and café. Guisborough and Whitby are within easy reach by car, as are the popular ancient market towns of Pickering, Helmsley and Kirkbymoorside to the south of the National Park. The coastal resorts of Sandsend, Staithes and Robin Hood's Bay are also readily accessible.



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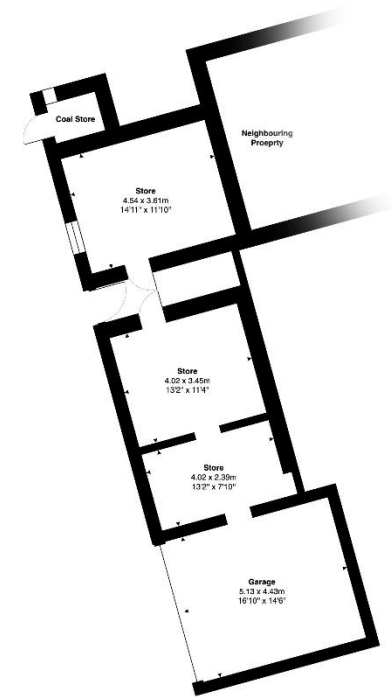
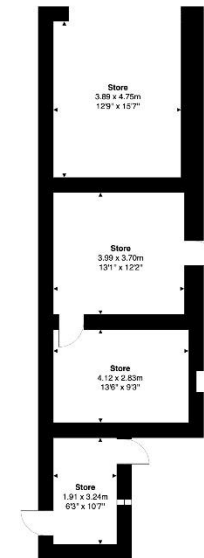
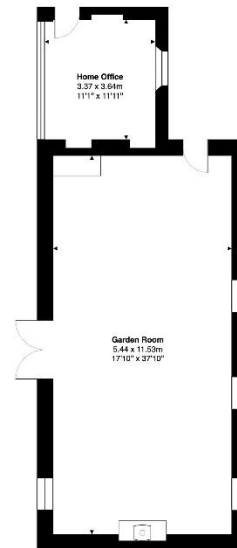
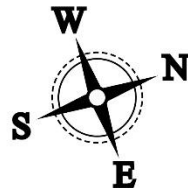
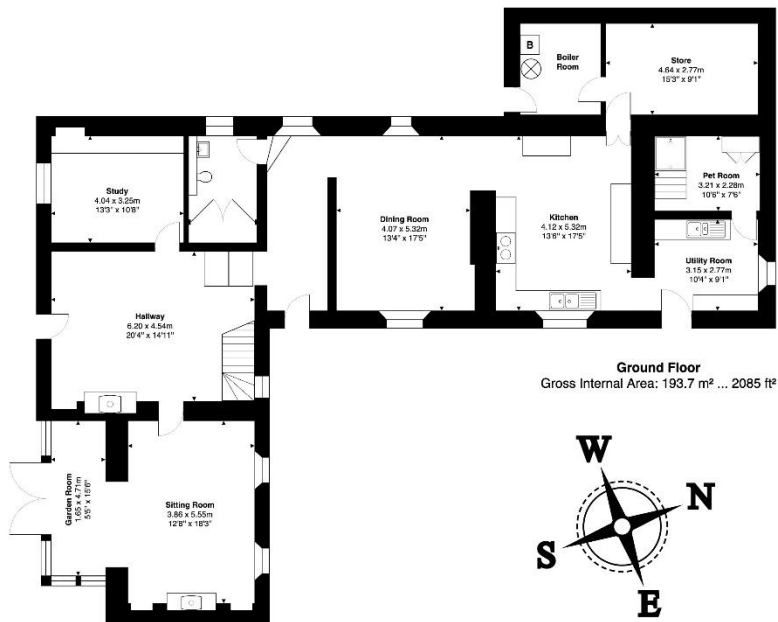
Gross Internal Area

House: 436.9m² ... 4,703ft²

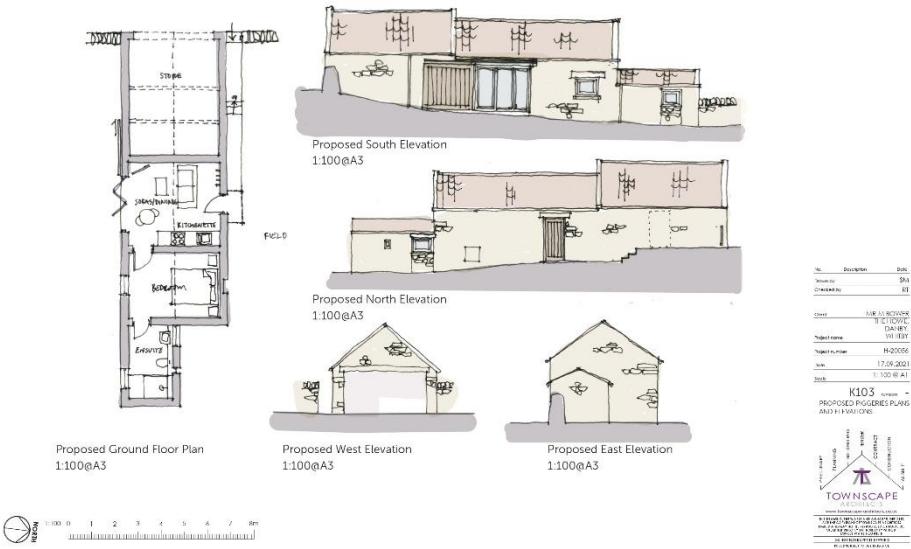
Outbuildings: 132.2m² ... 1,424ft²

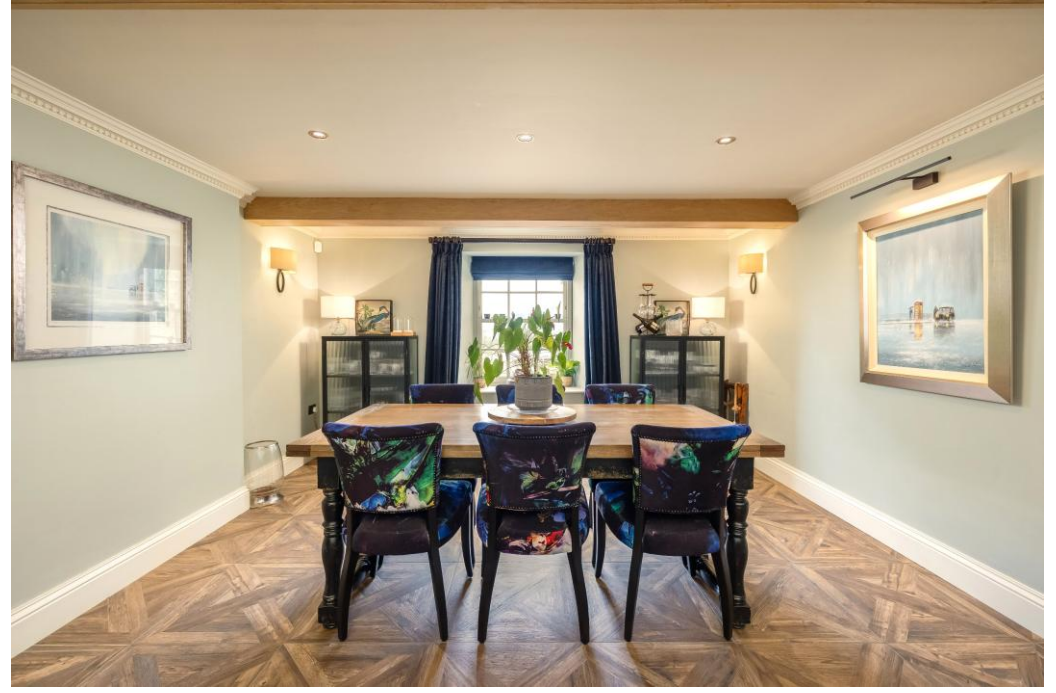
Total: 569.1m² ... 6,127ft²

All measurements are approximated for display purposes only and should be independently verified
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Tenure: We understand the property to be freehold. Freehold vacant possession will be given on completion.

Note 1: Access to the property is over common land, of which the Court Leet collect an annual payment as a fine currently £5.

Note 2: A public footpath passes through the driveway from the north western to the north eastern boundary.

Note 3: The barns to the northern boundary are being redeveloped into a single dwelling by the vendors.

Services: Oil fired central heating, mains electricity, water and septic tank drainage, shared system to be split.

Property Tax: Band H

EPC: Band D

Mobile Coverage: EE, Vodafone, Three, and O2

Broadband: Basic 17 Mbps, Superfast 41Mbps, Ultrafast 1800 Mbps

Satellite/Fibre: BT and Sky

Location: What3words///proposals.ballpoint.destiny

Flood Risk: Very low

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Need to sell your own property?

Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Photography: Matt Hillier Photography

Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.

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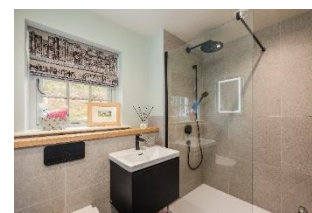
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