

WYKEHAM LODGE, 79 LOWDALE LANE SLEIGHTS, NEAR WHITBY



A stylishly presented and much improved period property with attractive gardens, private parking and garage. Quietly situated within this well-served village.

Over 2,600 square feet of attractive, well-presented family accommodation.

Ground Floor: entrance hall – garden room – sitting room – dining room – breakfast kitchen – pantry – utility – WC

First Floor: Four first floor double bedrooms – bathroom – shower room – WC

Second floor: Master bedroom with en-suite and storage room.

Set in over a third of an acre of mature and private grounds.

Garage and ample driveway parking

NO ONWARD CHAIN

GUIDE PRICE £585,000

A substantial detached Edwardian family home, set in a wonderfully private position on the fringes of Sleights. 79 Lowdale Lane has been in the same hands for over 20 years and throughout this time has been subject to a consistent programme and updating and improvement, creating what is a characterful and spacious family home providing well-presented and versatile accommodation arranged over three floors.

In all the house provides 2,615 square feet of space which in brief comprises, boot room/entrance porch opening into the main entrance hall, front facing garden room and a pair of very generously proportioned main reception rooms. To the rear is the dining kitchen which was completely remodelled in 2020 and fitted with a stylish range of cabinetry, a quality range of integrated appliances and a gas AGA. Adjoining the kitchen is a walk-in pantry, and accessed from the back kitchen door is a utility room with WC. To the first floor are four bedrooms, all of which are doubles, a shower room with modern suite, bathroom and a separate WC. To the top floor is the master bedroom with en-suite and walk in wardrobe/storeroom.

The house sits within a large plot of 0.33 of an acre and has lovely mature grounds lying to the front and rear with stretches of lawn, well stocked herbaceous borders and a raised terrace dining area. There is ample parking for any number of vehicles along the lengthy driveway and within the double garage. Situated at the bottom of Lowdale Lane, just a stone's throw from miles of footpaths which stretch along the Esk Valley and into Whitby itself.



LOCATION

79 Lowdale Lane is a quiet lane, located off Coach Road on the edge of the village. Sleights is an exceptionally well-served village, with primary school, doctor's surgery, renowned local butcher Radford's, Bothams of Whitby the baker and a small supermarket. To the bottom of the village is the train station with direct lines to both Middlesbrough and nearby Whitby. The countryside of the North York Moors National Park surrounds the village, offering endless opportunities for recreation; the seaside town of Whitby is approximately 4 miles away. A further range of services and amenities are available in nearby Whitby - including beaches, shopping and recreational facilities, sports facilities, primary and secondary schools.

ACCOMMODATION COMPRISES

ENTRANCE PORCH/BOOT ROOM

2.80 m (9'2") x 2.43 m (8'0")

Tiled floor. Pitched translucent roof. Upvc doors and window. Original front door.

GARDEN ROOM

5.00 m (16'5") x 2.70 m (8'10")

Panelled walls and ceiling. Upvc door out to the garden. Window to the front and side. Radiator. Double set of French doors linking to the sitting room

HALLWAY

A handsome original staircase with panelling and a fitted understairs storage cupboard. Coving and picture rail. Telephone point.



FARMHOUSE KITCHEN

4.22 m (13'10") x 3.60 m (11'10")

Range of fitted kitchen cabinetry with butcher block style worktops incorporating a composite sink unit. Integrated electric oven with gas four ring hob above and extractor overhead. Integrated microwave. Integrated dishwasher. Royal blue gas fired AGA set within a tiled recess. Island with breakfast bar seating. Vertical radiator. Windows to two sides. Island. Recessed light. Large walk-in pantry with fitted shelving and a window to the side. Door outside.



SITTING ROOM

5.54 m (18'2") x 4.23 m (13'11")

Bay window to the front elevation. Matching leaded window to the front with secondary glazing. Multi fuel stove set upon a tiled hearth. Coving and picture rail. Television point. Radiator. Range of fitted storage and display furniture.



DINING ROOM

5.20 m (17'1") x 4.23 m (13'11")

Original fireplace with a tiled surround housing a gas, living flame fire. Coving and picture rail. Radiator. Pair of original leaded windows to the front with secondary glazing.



FIRST FLOOR

LANDING

Large picture window to the half landing. Window to the side elevation. Stairs to the second floor. Picture rail. Radiator.

BEDROOM FIVE

3.93 m (12'11") x 3.70 m (12'2")

Original leaded window to the front and side with secondary glazing. Radiator. Telephone point.

BEDROOM FOUR

3.80 m (12'6") x 3.64 m (11'11")

Upvc window to the rear. Radiator. Original basket grate fireplace. Picture rail. Fitted cupboard with hanging space and shelving, also housing the gas fired central heating boiler.



BEDROOM THREE

4.24 m (13'11") x 2.73 m (8'11")

Original leaded window to the front with secondary glazing. Radiator. Picture rail.

BEDROOM TWO

4.20 m (13'9") x 4.00 m (13'1")

Original leaded window to the front with secondary glazing. Radiator. Picture rail. Original basket grate fireplace with glazed tiled insert. Fitted storage cupboard.



BATHROOM

2.20 m (7'3") x 1.96 m (6'5")

Bath within a tiled surround. Pedestal wash hand basin. Radiator. Upvc window to the rear. Recessed lights. Airing cupboard with slatted shelving.



SEPARATE WC

2.20 m (7'3") x 1.96 m (6'5")

Low flush WC. Wash hand basin set into a vanity unit. Half tiled walls. Window to the rear.

SHOWER ROOM

3.38 m (11'1") x 1.44 m (4'9")

Double width walk-in shower cubicle. WC and wash hand basin set into a fitted unit. Heated ladder towel rail. Extractor fan. Window to the side.



SECOND FLOOR

Velux roof light. Large walk-in wardrobe or storage room

BEDROOM ONE

6.50 m (21'4") max x 4.40 m (14'5") max

A double aspect room with velux roof lights to the front and rear. Period feature fireplace with tiled insert. Recessed lights. Fitted eaves storage. Radiator. Separate shower cubicle.



EN-SUITE

2.00 m (6'7") x 1.70 m (5'7")

Low flush WC. Wash hand basin set into a fitted vanity unit with shelves and drawers. Chrome heated ladder towel rail. fully tiled walls. Eaves storage cupboard. Velux roof light. Extractor fan. Recessed ceiling lights. Electric shaver point.

GARDEN & GROUNDS

The house has a great garden, exceptionally well established and filled with mature trees, well stocked herbaceous borders and stretches of lawn. Absolutely ideal as a family home or for any purchaser keen on gardening. A lengthy driveway runs to the side of the garden, leading up to the garage, providing plenty of parking for any number of vehicles, with a garden store to the side.

UTILITY ROOM

2.28 m (7'6") x 1.40 m (4'7")

Fitted base unit. Washing machine point. Sink.

WC

1.40 m (4'7") x 0.60 m (2'0")

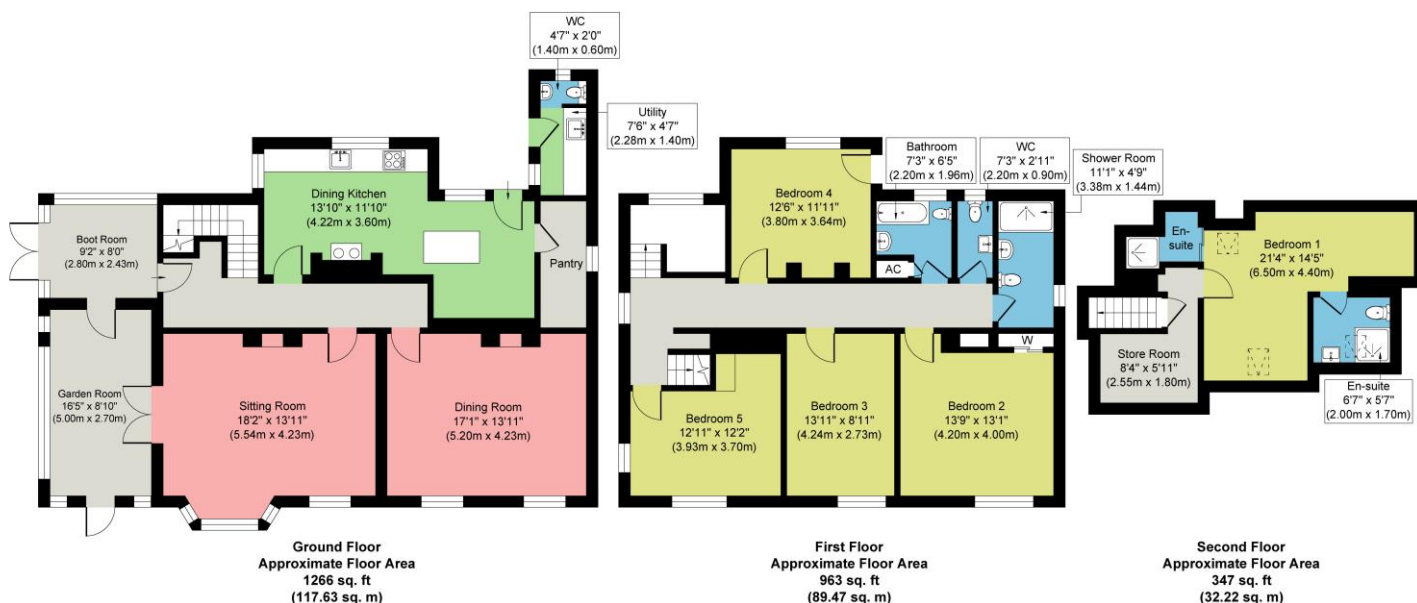
Low flush WC.

GARAGE

5.70 m (18'7") x 3.60 m (11'8")

Metal up and over door.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Service:	Mains water, drainage, gas and electric.
Council Tax:	Band F
Tenure:	We understand that the property is freehold and that vacant possession will be granted upon completion.
Planning:	North Yorkshire Council – Scarborough & Whitby
Viewing:	Strictly by appointment with the Agent's Pickering office.
Post Code:	YO22 5AD
EPC:	Current D/60 Potential C/71

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property

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