

HOLLY LODGE

Sleights, Whitby



HOLLY LODGE

Appealing detached Victorian villa with garage, traditional outbuildings and large gardens

Whitby 3 miles • Sandsend 5 miles • Pickering 16 miles • Malton 24 miles • York 41 miles

Entrance and staircase hall • cloakroom • 3 reception rooms • kitchen/breakfast room • utility/laundry room

Principal bedroom suite with bathroom • 5 further bedrooms • house bathroom • store room

Annexe: kitchen • sitting room • shower room • bedroom with bathtub

Garage • gated drive and parking

Front and rear gardens

In all 0.3 acres

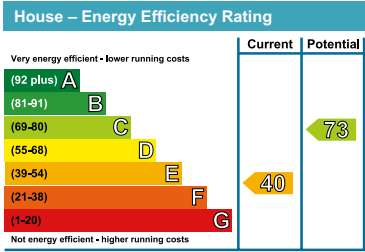
For Sale Freehold

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ESTABLISHED 1992

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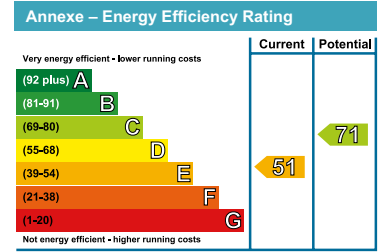
Approximate Gross Internal Floor Area

Main House: 2945 SQ FT / 273.6 SQ M

Annexe: 597 SQ FT / 55.4 SQ M

Outbuildings: 583 SQ FT / 54.2 SQ M

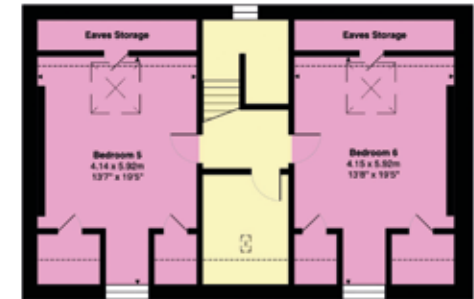
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor



First Floor



Second Floor



City

Country

Coast

Holly Lodge is a handsome double-fronted Victorian residence, discreetly positioned behind a leafy walled garden in the heart of Sleights. Dating from 1891, this elegant stone-built house offers versatile accommodation, including an attached self-contained annexe, while the interiors beautifully reflect the home's period heritage.

Set within a generous plot with extensive gardens, the property includes a detached garage and gated parking for several vehicles. Ideally positioned, it lies within strolling distance of the village amenities, borders open countryside and has far-reaching views towards the North York Moors, yet remains within close reach of Whitby and the coast.

- Detached village house, circa 1891
- Generous plot of nearly one third of an acre
- Not Listed and just outside a Conservation Area
- Nearly 3000 sq ft arranged over 3 floors
- Far-reaching views towards the North York Moors
- Attached annexe of 600 sq ft providing independent accommodation
- Gated parking for multiple vehicles
- Large single detached garage
- Close to Whitby and the Heritage Coast



Tenure: Freehold

EPC Rating: House E, Annexe E

Council Tax Band: F

Services & Systems: All mains services. Gas central heating. Gas Aga.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

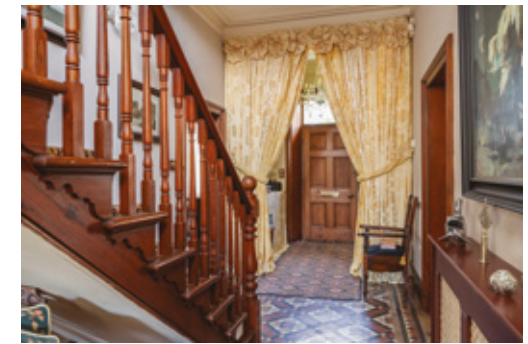
Local Authority:

North Yorkshire Council
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.





Holly Lodge is a fine example of a classic Victorian villa, constructed in dressed stone beneath a slate roof, with two tall gable-end chimney stacks and twin bays framing a handsome panelled entrance. A date stone above the doorway records its origins. The adjoining annexe with a steeply pitched slate roof, built during the same period, offers clear potential for multi-generational living or guest accommodation.

The house has retained many original architectural features, including elegant room proportions, high ceilings, a beautifully turned staircase, sash windows, fireplaces, pitched pine doors with well-crafted architraves, deep skirting boards and the original geometric Minton floor tiles in the hallway.

Over the years, the rear of the house has been extended into adjoining outbuildings, creating a kitchen and utility area. There remains exciting potential to further enhance this part of the property by incorporating the traditional brick-built outbuildings and creating a stronger relationship between the living accommodation and the garden.

Attached to the house and dating from the same period is the two-storey extension, formerly a doctor's surgery. Extending to almost 600 sq ft, it provides self-contained accommodation and benefits from having both an independent entrance from the driveway and a connecting door to the main house.

The kitchen breakfast room faces west with additional light provided by a porthole window on the southern elevation, and offers space for both a breakfast table and seating area.





The fitted kitchen includes granite worktops, integrated appliances including an oven as well as a four-oven gas Aga set within a brick-built hearth. Beyond is a large utility and laundry room with vaulted ceiling.

There are three well-proportioned reception rooms arranged around the central hallway along with a useful cloakroom/wc. The morning room enjoys a pleasant outlook over the rear garden and features a raised gas fire with cupboard doors either side, one concealing a doorway into the annexe.

The dining room and drawing room occupy the front of the house and share a refined character, with deep panelled bays,

ornate cornicing and impressive fireplaces. The dining room features an ornate open fireplace with tiled slips, while the larger drawing room has an open grate set within a marble fireplace.

A broad turning staircase with shallow treads rises through the house, passing a half landing with a window providing views towards the surrounding hills before continuing to a central landing with views towards the Moors.

The principal bedroom suite includes extensive fitted cabinetry, an upholstered window seat and an en suite shower room with twin wash basins, corner shower and a useful linen cupboard.

Three further bedrooms are served by a spacious family bathroom, part tiled and fitted with Sanitan heritage-style fittings with a high-level flush cistern, column radiator with towel rail and a freestanding clawfoot bath with shower enclosure. Two bedrooms retain ornate cast iron fireplaces with one featuring a marble surround and tiled slips. The smallest bedroom is well suited to use as a study or nursery.

A door from the landing leads to a staircase rising to the second/top floor, where two further bedrooms sit either side of a generous storage room. These versatile attic rooms have high vaulted ceilings, dormer windows and large Velux windows, creating bright and airy spaces, with extensive boarded eaves storage.

Outside

A garden gate on Coach Road opens onto a path that leads to the impressive front entrance of No. 92. The walled front garden is laid to lawn with mature flowering shrubs and trees, providing privacy and creating a natural buffer from the village road.

A gravelled driveway follows the southern boundary of the property, passing through a five-bar gate to reach the rear parking area and garage. The detached garage, adorned with Virginia creeper, has a pedestrian side door and timber sliding doors opening onto the driveway.





A wide metal garden arch, entwined with clematis and rose, heralds the entrance to the rear garden. This generous space has been abundantly planted with a wide variety of shrubs, trees and spring bulbs, alongside extensive areas of lawn creating an attractive family garden. The orchard includes two pear trees, two Bramley apple trees, a Russet apple, damson and further apple varieties producing fruit across the seasons. There are also established redcurrant, white currant and blackcurrant bushes, together with blackberries, gooseberries and rhubarb. Raised beds and a greenhouse, currently requiring some attention, provide further opportunity for cultivation, with a productive vine already established. The garden is enclosed by timber fencing.

A range of traditional stone and brick outbuildings with pantile roofs continues from the utility and laundry room, forming the northern boundary and enjoying a southerly aspect across the grounds.



Environs

The village of Sleights flanks the A169 high moorland road from Pickering to Whitby that descends steeply to the Esk river valley. This very popular and sizeable village offers a good range of local amenities including a village shop and post office, bakery, butcher, cafés, public houses, and everyday services, together with a primary school. There is also a railway station providing access along the scenic Esk Valley Line – home of the North Yorkshire Moors steam train - while the surrounding countryside offers an abundance of walking and outdoor pursuits.

Within a mile, lies a garden nursery with a charming riverside café.

Sleights lies at the edge of the North York Moors and some three miles southwest of the thriving seaside town of Whitby with its maritime history and wider range of amenities.

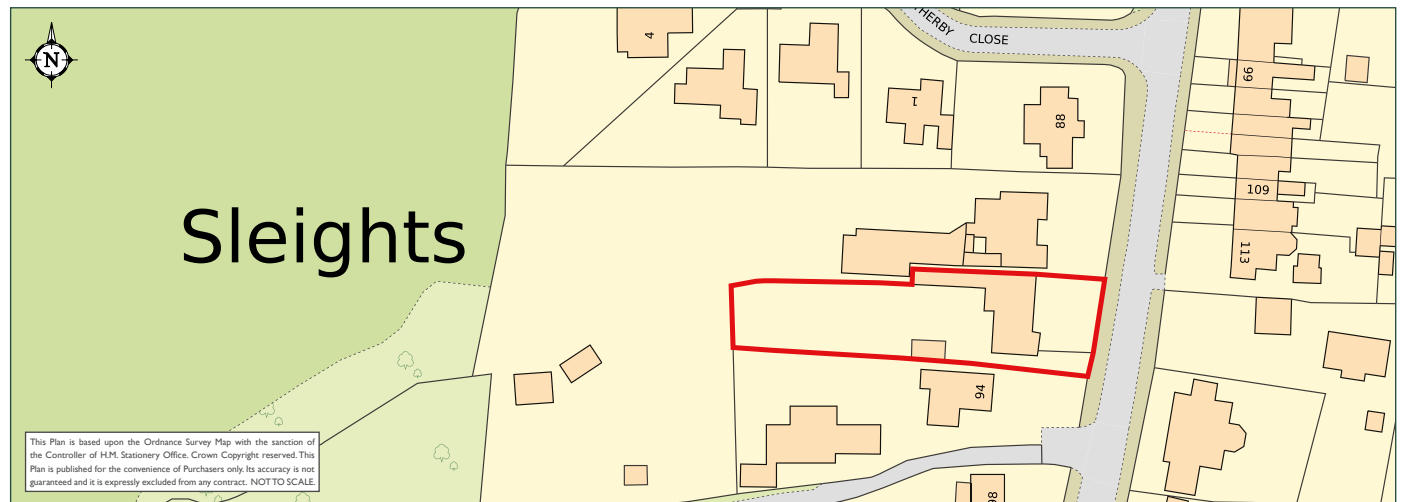
Directions

Heading into Sleights towards Whitby, Holly Lodge on 92 Coach Road can be found on the left hand side, just before Netherby Close.

What3words: ///inversion.escapades.freed

Viewing

Strictly by appointment.



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