



RICHARDSON & SMITH

Chartered Surveyors

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“MALLYAN LODGE” ORCHARD LANE, GOATHLAND

Whitby 8 miles

*Pickering 14 miles
(Distances are approximate)*

York 40 miles



AN OUTSTANDING 6 BEDROOM SEMI-DETACHED VILLAGE HOUSE SITUATED IN A QUIET POSITION JUST AWAY FROM THE MAIN STREET IN THIS RENOWNED MOORLAND VILLAGE. SET BACK FROM THE ROAD THIS SPACIOUS HOUSE HAS BEEN BEAUTIFULLY RENOVATED THROUGHOUT AND HAS OUTSTANDING VIEWS TO BOTH THE FRONT AND REAR.

Entrance Hall, Lounge, Dining Room, Dining Kitchen, W.C, Utility, Rear Access
1st Floor: Master Bedroom, Double Bedroom, Single Bedroom, Bathroom
2nd Floor: Two Double Bedrooms, Single Bedroom, Shower Room
Gardens to front and rear

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PARTICULARS OF SALE

Goathland is a popular village in the middle of the North York Moors National Park, famous for its Heartbeat connection, just a short drive away from Whitby, yet still comfortably accessible for the large towns of York and Teesside. The village has a post office and local shops, hotels and pubs, church and school. There is also a station serving the NYM steam railway

Situated just away the centre of the village, Mallyan Lodge is a beautiful presented home which enjoys commanding views to the moors beyond to the rear, whilst looking over the common to the front.

The property is set back from the road which affords it privacy from the visitors to the village whilst it is close enough to allow a feeling of being part of the community and taking part in village life.

The house offers well-proportioned 6 bedroom accommodation, and has been the subject of carefully thought out and comprehensive renovation and refurbishment by the Vendors whilst retain many of the features so beloved of the period - a home ready to be enjoyed.



The classic entrance hall gives access to the spacious lounge which has a large bay window which allows light to flood in, whilst the equally spacious dining room has double doors out to the rear garden, bringing the outside in.



The dining kitchen again is spacious, with high quality units fitted, including integral appliances and a warming Rayburn. There is also access to the rear.



Beyond the kitchen is the passage way to the rear door and to the plant/utility room





The first floor offers a large master bedroom and has a large built-in store which has plumbing for an ensuite but is not fitted and a unique cantilevered square bay window which affords lovely views over to the village, the ideal place to enjoy a good book or a cup of coffee. There is also a guest double bedroom to the rear with views to the moors and a generous single bed to front.



The second floor matches the first with two double bedrooms, a large single and a large and spacious shower room which serves all the rooms.



There is a separate and spacious cloakroom whilst the house bathroom is to the rear and again gives the feel of quality and a nod to the period of the house with classic high flush w.c, which matching hand-basin, free standing copper bath and large walk-in shower.



Outside

The house is approached off Orchard Lane, through wrought iron gates to the front garden. This has been tarmacked to provide parking for a number of vehicles, with a paved pathway to the side which continues down the side of the building to the rear garden.



Within the rear garden is bulk oil storage tank and large storage shed which is included in the sale. The garden opens onto a delightful stone paved patio area with well-kept lawn and mature trees with high fencing and stone walls to the boundaries. There is a very useful outside toilet to the end of the building, with high flush w.c and hand basin, and the outside boiler is situated here, feeding into the utility room. walls to the boundaries.



GENERAL REMARKS & STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: Goathland lies on the North Yorkshire Moors about 8 miles west of Whitby and is well signed from the moor road connecting Whitby and Pickering (A169). As you enter Goathland, follow the road to pass the railway station and then up the hill, pass the village shops and pubs and follow the road to the corner of the road before it turns leftwards. Turn right onto Orchard Lane, following the road down, branching left at the first turning, Mallyan Lodge being the first of a pair of large semi-detached houses on the left hand side.

What3words: tried.unwraps.rich

Services: The property is understood to be connected to mains water and electricity and mains sewerage. The oil central heating system is run through the outside Worcester Boiler situated immediately outside the utility room to rear of the property.

Planning / Local Authority: The property falls within the jurisdiction of North York Moors National Park. Tel: 01439 770657.

Council Tax Banding: Band 'E'. North Yorkshire Council 01723 232323

Post Code: YO22 5JT

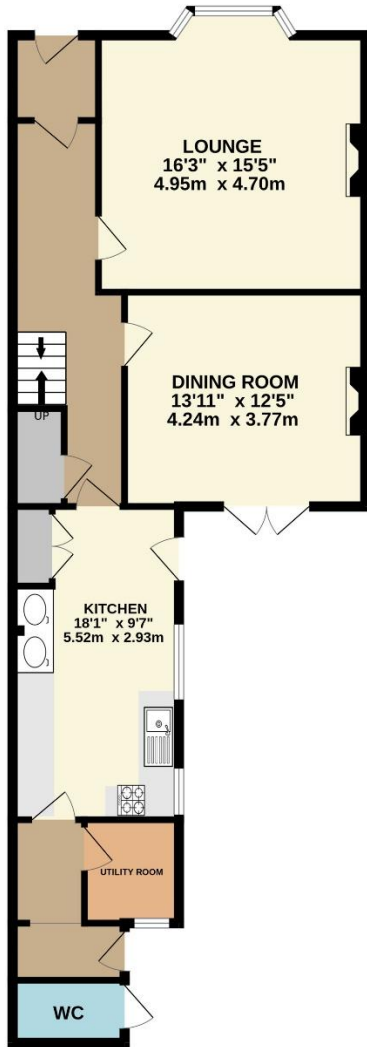
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

IMPORTANT NOTICE

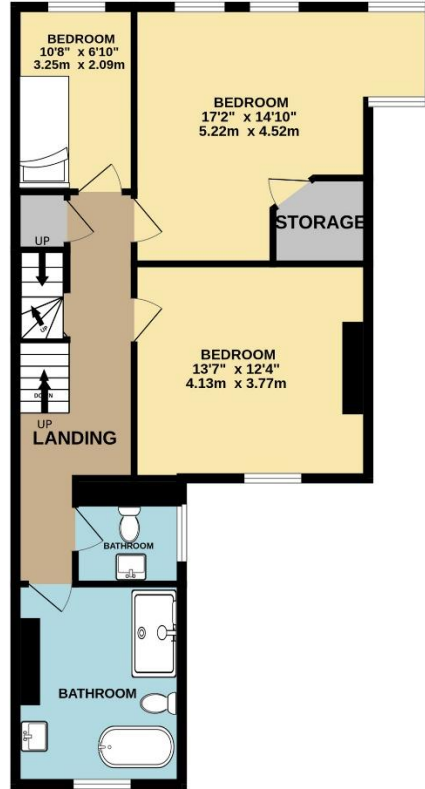
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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.



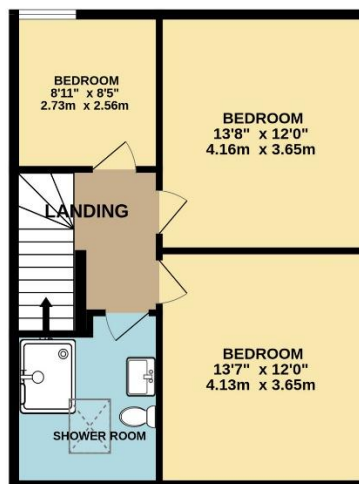
GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.2 sq.m.) approx.



2ND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 2108 sq.ft. (195.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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