GREYSTONES

HUTTON LE HOLE, NORTH YORK MOORS NATIONAL PARK

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GREYSTONES

HUTTON LE HOLE,

NORTH YORK MOORS NATIONAL PARK

YO62 6UD

Kirkbymoorside 4 miles, Helmsley 9 miles, Malton 14 miles, York 30 miles, Leeds 61 miles (all distances approximate)

A wonderfully situated country property located within one of North Yorkshire most picturesque villages. A substantial residence with exceptional garden, land and grounds of 3.3 acres together with a comprehensive range of outbuildings.

- Over 2,700 square feet of spacious and well-proportioned accommodation providing a good degree of versatility.
- *Ground Floor*: Entrance Vestibule – Entrance Hall – Cloakroom – Sitting Room – Dining Room – Study – Kitchen – Pantry – Utility – Boot Room
- *First Floor*: Master Bedroom with en-suite bathroom – Three further double bedrooms– House Shower Room – Separate WC
- Attractive gardens surrounding the property of 0.89 acres in total offering formal grounds, productive vegetable and soft fruit gardens and a small orchard.
- Grazing land of 2.4 acres – ideal for livestock or smallholding needs.
- Substantial range of buildings; providing garaging, useful workshop and storage space and studio.

GUIDE PRICE £955,000

DESCRIPTION

An exceptionally private home situated within the picturesque village of Hutton-le-Hole, set within glorious grounds and land of over 3.3 acres in total.

Greystones is set well back from the street, hidden from sight ensuring a remarkably private setting within Hutton-le-Hole. Set within beautiful garden and grounds of almost an acre, together with land measuring 2.4 acres Greystones was built in 1931, with its frontage a nod to the Arts and Crafts style of its era. The house was later extended to both sides with the result being a versatile and well-proportioned home of 2,709 square feet.

In brief the house provides the following accommodation: entrance vestibule and an elegant central hallway with cloakroom. A triple aspect sitting room with doors opening out onto the covered loggia at the front and separate dining room also with a door opening out onto the west facing front garden. Farmhouse kitchen with pantry, boot room and utility room and a study positioned at the far end of the house.

On the first floor are four, large double bedrooms; the master bedroom has an en-suite bathroom and there is a main house shower room and an additional WC. There is Everest double glazing throughout the house.

Exceptional garden and grounds of just under an acre surround the property to all sides which have been carefully designed to combine formal lawned grounds planted with ornamental trees and well stocked flower borders along with large and productive vegetable and soft fruit gardens including a small orchard.

The land comprises a grazing paddock of 2.41 acres which lies just beyond the garden and has a separate vehicular access in – ideal for those with livestock or smallholding interests.

Fronting the street to the rear are a range of traditional stone outbuildings, which provide garaging, a sizable carport, workshop, store and studio building. A large stone built potting shed and high-quality Hartley's greenhouse stand within the garden.

LOCATION

Hutton-le-Hole is a very popular and picturesque village; located on the southern fringes of the North York National Park. The village has a considerable history which can be viewed at the popular Ryedale Folk Museum, located in the village. There is also a Pub and tea-rooms. Ideally situated for outdoor pursuits with miles of foot, cycles and bridle paths, Hutton-le-hole is wonderfully situated lifestyle village. Further amenities can be found close to hand at the market town of Kirkbymoorside located approximately 3 miles away, the nearest main line train station is Malton.

ACCOMMODATION

ENTRANCE VESTIBULE
Panelled front door. Window to the side. Tiled floor. Recess for coats and boots. Fully glazed door to the hallway. Coving.

ENTRANCE HALL
Stairs to the first floor with fitted under-stairs storage. Window to the rear. Window to the side. Telephone extension point. Radiator. coving. Picture rail.

CLOAKROOM
1.50 m (4’11”) x 1.00 m (3’3”)
Low flush WC. Wash hand basin. Window to the rear.

SITTING ROOM
7.00 m (23’02”) x 5.50 m (18’1”)
A large and airy triple aspect room, with French doors to the garden. Coving. Two radiators. Brick lined fireplace housing a multi fuel stove (Stovex Stockton 8) with quarry tiled hearth. Television point.

DINING ROOM
4.90 m (16’1”) x 4.90 m (16’1”)
Pair of windows to the front. Glazed door out to the Loggia. Coving. Picture rail. Oak fireplace with a tiled surround and hearth housing log convector fire. Television point. Radiator.

KITCHEN
4.80 m (15’9”) x 3.30 m (10’10”)
Range of fitted base and wall units incorporating sink unit. Wall mounted plate rack. White oil-fired Aga. Floor standing oil boiler. Electric cooker point. Original pantry cupboard. Airing cupboard housing the hot water cylinder & immersion heater. Breakfast bar. Dishwasher & refrigerator point. Casement window to the front.

UTILITY ROOM
2.10 m (6’11”) x 1.90 m (3’3”)
Automatic washing machine point. Upright freezer point. Housekeeper cupboard and drawers. Belfast sink. Window to the rear. Half tiled walls.

REAR HALLWAY - Upvc door to the rear.

BOOT ROOM
3.30 m (10’10”) x 1.40 m (4’7”)
Window to the rear. Fitted shelving. original housekeeper cupboard.

PANTRY
3.60 m (11’10”) x 1.40 m (4’7”)
Fitted shelving. Window to the north. Original housekeeper cupboard. Cold slab. Refrigeration point.

STUDY
4.70 m (15’5”) x 2.80 m (9’2”)
Window to the front. Sink. Radiator. Coving.

FIRST FLOOR

LANDING
Fitted cupboards including airing cupboard with hot water cylinder. Picture rail. Radiator. A pair of walk-in linen cupboards with slatted shelving.

CLOAKROOM
1.80 m (5’11”) x 0.90 m (2’11”)
Low flush WC. Window to the rear.

MASTER BEDROOM
7.00 m (23’0”) max x 5.50 m (18’1”) max
Dual aspect with a square bay window to the front and double doors opening onto a south facing balcony. Picture rail. Eaves fitted storage cupboards. Radiator.

EN-SUITE BATHROOM
3.60 m (11’10”) x 1.80 m (5’11”)
Bath. Low flush WC. Pedestal wash hand basin. Bidet. Partly tiled walls. Radiator. Window to the south. Electric light and shaver point. Inset wall cabinet.

BEDROOM TWO
5.30 m (17’5”) x 3.60 m (11’10”)
Square bay window to the front. Picture rail. Eaves fitted storage cupboards. Sink unit. Fitted cupboards. Loft inspection hatch, the loft is part boarded, insulated to two sides with electric light and has excellent head height.

BEDROOM FOUR
3.50 m (11’6”) x 3.30 m (10’10”)
Square bay window to the front. Picture rail. Eaves fitted storage cupboards. Sink unit.

BEDROOM THREE
4.70 m (15’5”) x 3.60 m (11’10”)
Casement window to the front. Picture rail. Radiator. Sink unit.

SHOWER ROOM
3.40 m (11’2”) x 1.80 m (5’11”)
Walk in shower cubicle with power shower. Low flush WC. Pedestal wash hand basin. Floor mounted heated towel rail, heated by the AGA. Wall mounted towel rail. Half tiled walls. Window to the rear. Extractor fan. Shaver point.

GARDEN & GROUNDS

One of Greystones most notable attractions are the glorious garden and grounds the house is set within. Greystones itself is set well off the street, and is hidden from view ensuring a wonderfully private feel. A range of useful traditional stone buildings front the street side, providing garaging, a workshop and studio space in addition to a large car port and could offer some development potential subject to all necessary consents.

The driveway opens onto a large, pebbled parking area, with ample space for any number of vehicles. The gardens have been beautifully cultivated to create a space which has both sizable and productive vegetable and soft fruit gardens and with formal lawned gardens edged with well stocked flower and shrubs borders which have been planted up with cottage style plantings creating a riot of colour and year-round interest. Within the grounds is a small orchard, potting shed and high-quality Hartley greenhouse.

BUILDINGS

Range of traditional stone buildings – 890 square feet in total comprising:

STUDIO
4.30 m (14’1”) x 3.20 m (10’6”)
Windows to the south. Velux roof light. Electric wall heater. Stable door.

GARDEN STORE
4.30 m (14’1”) x 2.20 m (7’3”)
Window to the street. Gardeners WC. Belfast sink.

GARAGE
6.10 m (20’0”) x 4.60 m (15’1”)
Timber double doors. Window to the street.

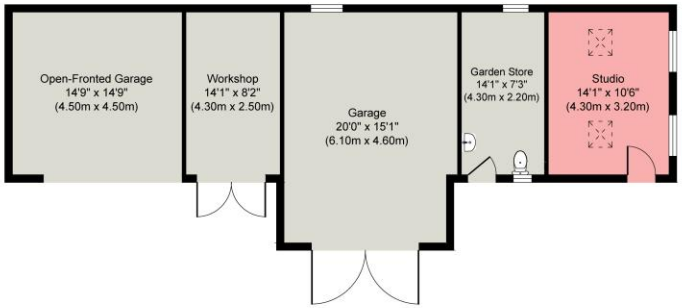
WORKSHOP
4.30 m (14’1”) x 2.50 m (8’2”)
Timber double doors. Access to the first floor of the garage.

OPEN FRONTED GARAGE
4.50 m (14’9”) x 4.50 m (14’9”)
Includes a substantial log/coal storage area.

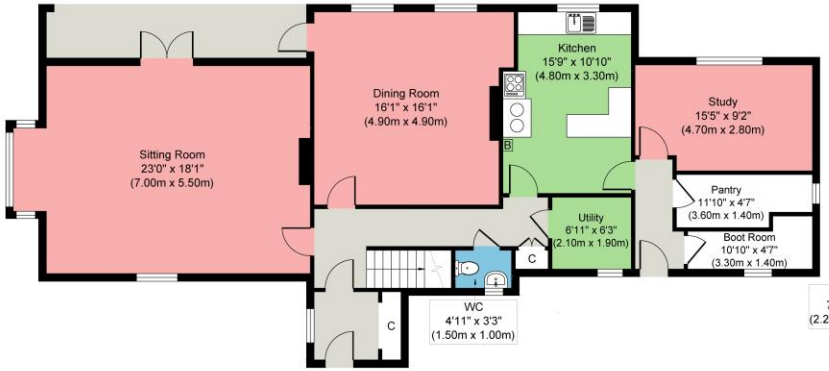
LAND

The land comprises a 2.4 acre grazing paddock, securely stock fenced to all sides and with an access point from the Back Lane.

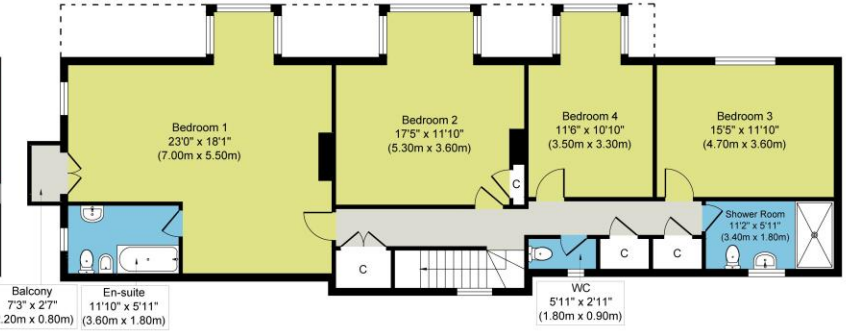
The land lies just to the rear of the garden and provides good visibility from the house; with the slight elevation of the land offering a full outlook onto the paddock.



Outbuildings
Approximate Floor Area
889 sq. ft
(82.56 sq. m)



Ground Floor
Approximate Floor Area
1410 sq. ft
(130.99 sq. m)



First Floor
Approximate Floor Area
1299 sq. ft
(120.66 sq. m)

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 - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage, and other easements attaching to the property whether mentioned in these particulars or not. There is an existing wayleave of £29.57 PA paid to the owners of Greystone.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Score: E/39. Potential C/73

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water, drainage and electric. Oil-fired central heating.
Planning: North York Moors National Park
Council Tax: Band G
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO62 6UD
Please note: A court leet exists from the back gate of the vegetable garden to the back lane at an annual fee of £20.
Details prepared October 2025

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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 in this firm's employment has the authority to make or give any representation or warranty in respect of the property.
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.