



RICHARDSON & SMITH

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LOW HOUSE FARM, ELLERBY CROSSING

Whitby 9 miles

Runswick Bay 1 mile

Mickleby 2 miles

Lythe 3 miles

Distances are Approx.



A SPACIOUS PERIOD BRICK FARMHOUSE IN NEED OF COMPREHENSIVE REFURBISHMENT AND AN ADJOINING RANGE OF STONE-BUILT FARM BUILDINGS WITH DEVELOPMENT POTENTIAL, ALL SET IN JUST OVER 2 ACRES. LYING IN A SECLUDED POSITION, ONLY A SHORT WALK FROM THE BEACH AT RUNSWICK BAY, THIS IS SURELY ONE WORTHY OF CLOSER INSPECTION.

Accommodation:

Hallway, Kitchen, Pantry, Larder, Boot Room, Inner Hallway, Dining Room, Lounge, Stair Hall, Study.

First Floor: Landing, Bathroom, 3 Double Bedrooms. Box Store. Second Floor: 2 Attic Bedrooms.

Outside: Traditional Stone outbuildings. Paddock, Woodland.

In all approx. 2.15 acres

Guide Price: £395,000

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PARTICULARS OF SALE

Lying in a secluded position in open countryside just inland from Runswick Bay, this unlisted period farmhouse requires comprehensive refurbishment, while the adjacent outbuildings offer scope for development, subject to planning.

The front door opens into a hallway where a first door opens into:



Kitchen – with a window to the front and a broad inglenook housing a range style stove. Beamed ceiling. Doors to a walk-in pantry with a window to the side and a separate walk-in larder.



A second door off the entrance hallway opens through to 2 stores at the rear which open into the courtyard at the rear. A third door opens onto the back stairs up to the first floor and a fourth opens into a boot room.

The final door off the entrance hallway opens to an inner corridor linking to the main staircase hall and doors open to ...



Dining Room – With the original fireplace, set under the broad mantel, removed, this reception room is separated from the corridor by a panelled wall. There is a beamed ceiling and a window to the front.



Lounge – the main reception room has a beamed ceiling and a window to the front. The focal point of the room is a Parkray style stove set in a simple inglenook with pine panelling to the recesses on either side of the chimney breast.



Study – or perhaps a music room, a narrower reception room with a window facing into the courtyard at the rear.



1st Floor

The period staircase rises in 2 flights, illuminated by a large window into the courtyard, to the first floor landing. There is a store cupboard beneath. From the landing panelled doors open to:



Bathroom – with the remnants of a white bathroom suite and a window facing into the courtyard at the rear.



Bedroom 1 – a double room with a window to the front and a panelled wall including built-in cupboards and a fireplace



Bedroom 2 – a second double room with a beamed ceiling and a window to the front. A door gives access to a box store and a connecting door links through to ...



Bedroom 3 – another double room with a beamed ceiling and a window to the front. The back stairs descend down to the entrance hallway and a door opens onto a stair rising up to the attics.

2nd Floor (Attics)

The staircase rises directly into ...



Attic Room 1 – a former bedroom with a window in the west facing gable and a connecting door leading through to ...



Attic Room 2 – A larger attic with exposed beams. This room, previously a bedroom, has a window in the east facing gable.

Externally

The property extends to approximately 2.15 acres and is currently very overgrown. There is a small paddock to the east of the house and buildings, on the north side of the driveway. To the west of the farmhouse and buildings is a small copse of woodland.



The Buildings

The yard lies to the north and west of the farmhouse and is overgrown and uneven.

The main range of outbuilding lie in an L shape to the north and east of the farmhouse and are stone-built with pantile roofs.



Building 1 (17' x 25' ext) - lying adjoining the east elevation of the farmhouse.

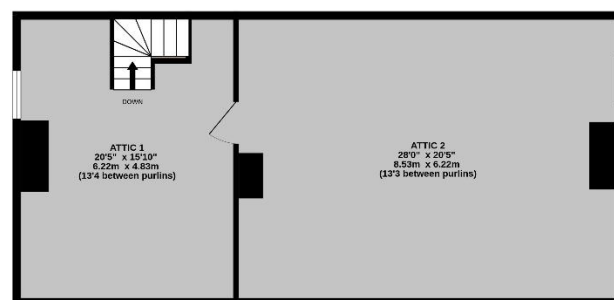


Building 2 (58' x 22' ext) forming the east side of the courtyard. This building has been re-roofed.



Building 3 (17' x 70' ext) Forming the northern edge of the courtyard, this range has a series of small byres with individual doorways and windows facing south into the yard.





TOTAL FLOOR AREA : 2592 sq.ft. (240.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss 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: The property lies in a rural position about 2 miles north of Mickleby. From the coast road heading north from Whitby turn right onto Coverdale Lane opposite the turn-off for Mickleby Village. Drive down this lane to the end and you will find Low House Farm on your left. See also location plan.

What3words: steady.baseless.fabric

Services: The property is connected to mains electricity and mains water with foul drainage to a private septic tank, which is presumed not to comply with current regulations.

Local Taxation: The property is Band B for council tax. Approx. £1,881 for 2026/7. North Yorkshire Council. Tel 01723 232323.

Tenure: Freehold

Post Code: TS13 5NF

Planning: The property is not a listed building. North York Moors National Park. Tel: 01439 770657.



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.



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