



3 RAILWAY COTTAGE, GLAISDALE

Lealholm 2½ miles

Whitby 9 miles

Guisborough 17 miles

Distances are approximate



A DETACHED 2/3 BEDROOM STONEBUILT HOUSE STANDING ON SIDE OF THE ESK VALLEY RAILWAY LINE ON THE OUTSKIRTS OF GLAISDALE VILLAGE, IN THE HEART OF THE NORTH YORK MOORS NATIONAL PARK. FORMERLY A TEA ROOMS AND MOST RECENTLY A BAKERY, THIS IS A PROPERTY WITH COMMERCIAL POTENTIAL TOO.

Conservatory Porch, Living Kitchen, Small Lounge / Bedroom 3, Small Lounge / Study

Commercial Area: Former Bakery, Commercial Kitchen, Conservatory Seating Area.

First Floor: Landing, Double Bedroom with Ensuite Shower Room, House Bathroom, Double Bedroom.

Driveway Parking. Large gardens with shed.

Offers over: £400,000

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PARTICULARS OF SALE

Built in 1867, this former station master's house and ticket office has been converted into a desirable detached residence set in around 1/3 of an acre of gardens, with views across the Esk Valley. Passing trains add interest, especially when they are steam engines on their way to or from the Nork York Moors Heritage Railway. The recently upgraded and modernised accommodation is characterful and has allowed the owners to operate a small bakery business, previous owners having run the premises as a tea room and a small B&B. The bakery business can also be made available, with full training on offer if someone would like to take this forward.

Recent improvements have included new kitchen and bathrooms, additional insulation, double glazing and air source central heating. Offering around 1,300 sq ft of accommodation in total, primarily on the ground floor, this is a property with flexibility and potential depending upon an owner's interests.

From the front garden double doors open into 2 conservatories which lead into the house, the larger of which was the former commercial area of the building.



Conservatory 1: Double glazed on low stone walls with a tiled floor, this was formerly the seating area for the tea room and retail area for the bakery. A door through to:-



Bakery: This room is currently used as a bakery and for bakery workshops. It has a tiled floor, a window to the rear and 2 x internal windows to the conservatory. The multi-fuel 'Firebird' range set within the broad inglenook fireplace serves as a 'place-holder' only and is not functional. opens through to

Commercial Kitchen: The kitchen has a range of stainless steel worktops and racking within which there is a domestic oven (no grill) and a sink unit. Tiled floor and windows to the front / side.



Snug / Study: A cosy room suitable for a variety of uses, including a study or small reception room with a window to the rear facing onto the railway platform and part panelled walls. A door opens onto the stairs and a concealed door opens to an understairs cupboard. A further door connects through to ...

Living Kitchen: The hub of the house, this large reception room has a window and a bay window facing back onto the station platform, plus 2 windows and glazed double doors towards the front. The doors and one window are internal opening into the conservatory porch of the front of the house. This room is fitted with the domestic kitchen with recently installed cabinets including a sink, oven, hob, dishwasher and automatic washing machine point.



At the end of the room, a further door, disguised as a bookcase opens through to ...

Lounge/Bedroom 3: Having a Calor gas fire with granite hearth and timber surround, this room has a window to the front (picture on back page)

Conservatory 2 / Porch: Having windows to the front and side, tiled flooring and glazed double doors out to the front garden, this is used as the main entrance to the house.

1st Floor

The staircase leads up to a first floor landing with a window to the front and a doorway opening to an inner landing with a useful storage cupboard and loft access (Further useful storage space though not boarded out.) Doors open to ...



Bedroom 1: A double bedroom with a windows to both the front and rear enjoying elevated views over the Esk Valley. Connecting door to ...

En-Suite Shower Room: Recently updated with a white suite comprising a shower cubicle, small wash hand basin and WC.

House Bathroom: Having a recently updated 3 piece white bathroom suite comprising a panel bath with shower over, pedestal wash hand basin and low flush WC. There is a window to the rear and an airing cupboard containing the hot water tank.

Bedroom 2: A double bedroom with windows to the front and rear with views (photo overleaf).



Outside

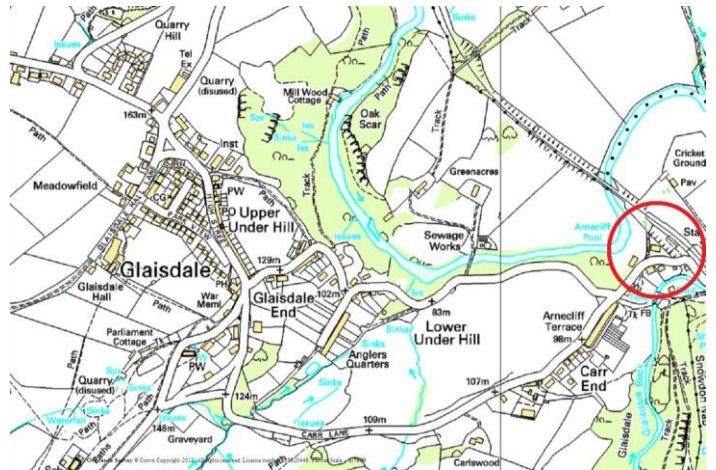
In total there is approximately a third of an acre of gardens which include a patio, a small lawn, and vegetable garden, two ponds a bog garden and mature trees, shrubs and a modern timber shed close to the house. There is a right of access across the Station Carpark to the property.

IMPORTANT NOTICE

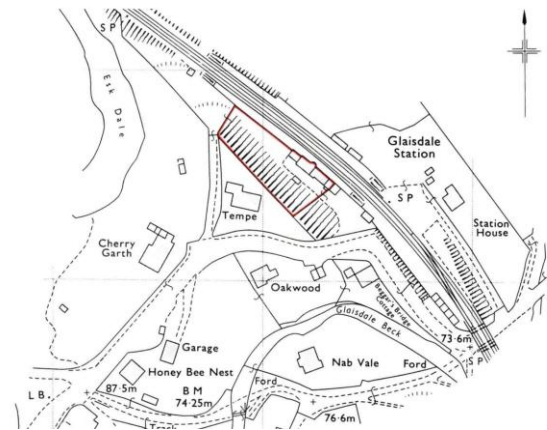
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any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

GENERAL REMARKS & 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: From Whitby, drive out of town heading towards Guisborough on the A171. Take the turning towards Egton/Grosmont, pass the Witching Post Inn and take the right turn signposted Glaisdale just before the Wheatsheaf Inn. This road takes you directly to Glaisdale Station, where you can turn right into the station car park. No.3 lies directly on the station identifiable by the Richardson and Smith 'For Sale' board.



Planning: The property falls within the administrative catchment of the North York Moors National Park. Tel: 01439 770657.

Services: The property is connected to metered mains supplies of water and electricity, as well as to mains drainage. The property has air source central heating.

Local Taxation: Council Tax Band 'D' approx. £2,956 payable for 2025-26. The bakery is assessed for Business Rates with a ratable value of £4,800 (due to increase to £5,100 for 2026/7). Small business rates relief of up to 100% is currently available. North Yorkshire Council. Tel 01723 232323.

Post Code: YO21 2QL

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	72 C	
39-54	E		
21-38	F		
1-20	G		



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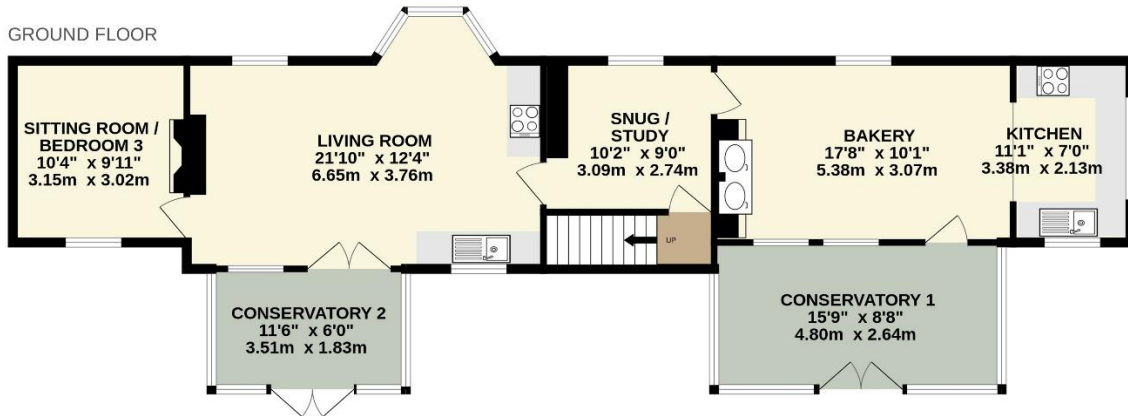
Chartered Surveyors

Auctioneers

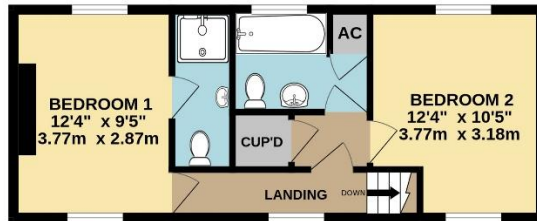
Valuers

Estate Agents

GROUND FLOOR



1ST FLOOR



Measurements are approximate.
Not to scale. Illustrative purposes only
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