



# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents

## “FOWLE GREEN HOUSE” COMMONDALE

*Whitby 20 miles*

*Guisborough 9 miles*

*Teesside 18 miles*



**AN IMPOSING AND SPACIOUS 4 BEDROOM COUNTRY HOUSE, SITUATED IN A MAGNIFICENT RURAL POSITION IN THE HEART OF THE NORTH YORK MOORS NATIONAL PARK. BEAUTIFULLY PRESENTED AND SIGNIFICANT UPGRADED BY THE VENDORS, THIS FORMER FARMHOUSE OFFERS A GREAT LIFESTYLE OPPORTUNITY ON THE EDGE OF THIS PICTURESQUE MOORLAND VILLAGE**

### Accommodation:

**Ground Floor:** Entrance Hall, Living Room, Boot Room, W.C, Snug,  
Dining Room, Kitchen, Conservatory, Utility

**First Floor:** Double Bedroom (with En-Suite & Dressing Room), Double Bedroom, Bathroom

**Second Floor:** 2 Double Bedrooms

**External:** Gardens To Front & Rear with Large Summerhouse and Solid Fuel Hot Tub  
Separate Multicar Parking Area

8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk



## PARTICULARS OF SALE

Situated on the outskirts of the rarely available and picturesque village of Comondale, which is only 9 miles from Guisborough (with Teesside beyond) and 20 miles from Whitby, Fowle Green House is a beautifully presented double fronted Georgian farmhouse which can only be fully appreciated on viewing.

The 4 bedroom accommodation is over 3 floors with sitting room, large dining room with kitchen off, conservatory and separate utility on the ground floor, with 2 large bedrooms (one with dressing room off and en-suite facilities) and large house bathroom on the first floor, with a further generous 2 bedrooms above. A large summerhouse in the rear garden, which sits in an elevated position overlooking the valley, is a lovely extra which is included in the sale.

The property is double glazed and has the benefit of period fireplaces, multi-fuel stoves, open beamed ceilings as well as oil central heating throughout. Significantly improved by the Vendors in their ownership the house a turnkey home ready for the next chapter in its long history

With open fields to the side and rear and the beautiful moorland to the front this really is an unrivalled opportunity to buy a house of substance in an idyllic location in the heart of the NYMNP.

The accommodation comprises...

**Entrance Hall:** With staircase to the first floors and panel doors to all rooms. To the rear of the staircase the hallway opens out and is used as an office space.



**Living Room:** With open beamed ceiling, recessed fireplace with multi-fuel stove and window to the front overlooking the garden and the valley.



**Sitting Room/ Dining Room:** A large spacious room with again overlooking the garden. There are open beams to the ceiling, recessed shelving and a recessed fireplace with inset multi-fuel stove. An open arch leads into the....

**Kitchen Area:** The kitchen has painted Oak shaker style units with matching wall cupboards, laminated working surfaces, inset unit and part tiling to the walls. There is ceramic hob with extractor over and built in double oven. There is a window into and door leading to the ...



**Conservatory:** Off the kitchen, a spacious room built into the rear garden, of uPVC double glazed construction, laminate floor and opening into the....

**Utility:** Having base units with laminate working surfaces, with inset sink unit and tiled splashbacks. The Worcester oil fired central heating boiler is situated here whilst there is also plumbing for an automatic dishwasher and washing machine, space for a drier and tall fridge freezer. There is door to the rear garden and a further internal door to the....

**Boot Room:** With shelving and space for coats and boots, half panelling to the walls, wood effect ceramic tiles floor and internal W.C with hand basin. Door to entrance hall.



## First Floor

**Landing:** A generous open space with panel doors off to the...



**Large Master Bedroom:** With windows to the front aspect with views looking over the valley and open beamed ceiling. To the side of the room a false wall has been created and a door gives access to the large walk-in wardrobe and dressing room. To the rear there is delightful....

**En Suite Bathroom:** In a white suite comprising contemporary style free standing bath, large walk-in shower, wc and hand-basin with vanity unit beneath. There is half-tiling to the walls and a heated towel rail.



**Double Bedroom:** Again with window to the front aspect.

**Large Bathroom:** Having a white suite comprising corner bath, w.c and hand-basin with fitted storage cupboards. There is a separate shower cubicle with thermostatic fitting, tiling to the walls, heated towel rail, and window to rear aspect.



**Second Floor:** A door from the landing opens to a staircase which leads up to the...

**Landing:** A spacious area with under-eaves storage, window to the rear and doors off.

**Double Bedroom:** With Velux roof light, gable window to the side and under-eaves storage.



**Double Bedroom:** Again with Velux window to the rear.



**OUTSIDE:** The house is approached down from the public road down a stone track which serves this property and the neighbouring farm. There is a public bridleway which runs along this track.

The house sits behind a low stone wall with gated access. The front garden of the house is a part paved with flower and shrub borders and small lawned area.



A side path runs to the rear with right of access across the neighbouring field. The oil central heating tank is situated here.



The rear garden is set into the bank side and has a block patio area and steps up to the solid fuel hot tub and up to the large summer house which sits in an elevated position and affords views over the valley. It has light and power connected.



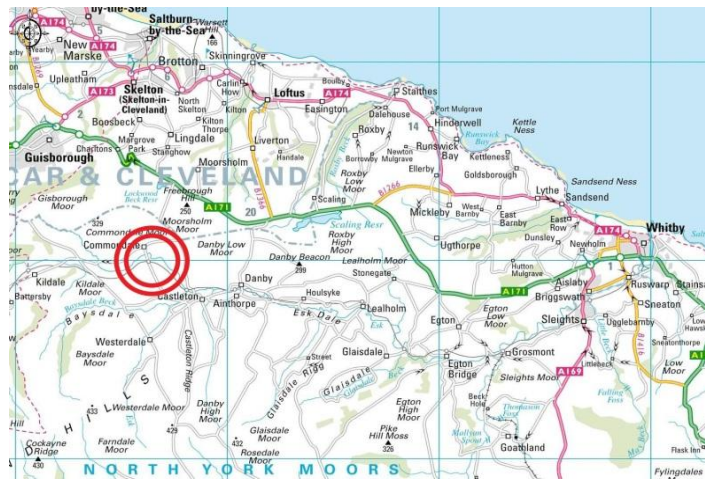
Across the track is a parking area for multiple vehicles which is the property of Fowle Green House

**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.



**What3words:** toasters.connects.mistaking



**Services:** The property is understood to be connected to mains water and electricity. The sewage is to a septic tank located to the front of the property. The property has an oil fuelled central heating system.

**Planning:** The property lies within the administration area of the North Yorkshire Moors National Park. Tel: 01439 770657.

**Tenure:** We understand that the property is freehold and that vacant possession will be given on completion.

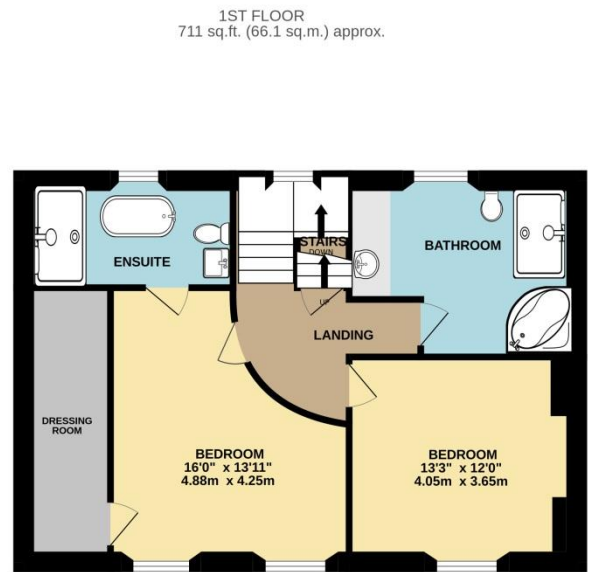
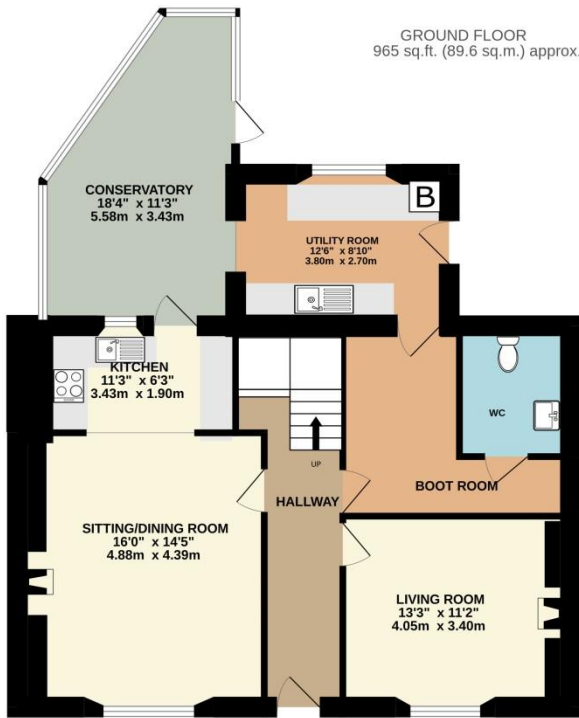
**Council Tax Banding:** Band 'E' Approx. North Yorkshire Council. Tel 0300 1312131

**Post Code:** YO21 2HN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69	C		
55-68	D		
39-54	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



**TOTAL FLOOR AREA : 2184 sq.ft. (202.9 sq.m.) approx.**  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2026



# RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

