



# HIGH WHINS FARM

Tranmire, Whitby





# HIGH WHINS FARM

TRANMIRE, WHITBY YO21 2BW

FULL OF FURTHER DEVELOPMENT POTENTIAL, HIGH WHINS FARM IS A DETACHED FARMHOUSE IN NEED OF MODERNISATION WITH OUTBUILDINGS AND AN ADJACENT DETACHED STONE BARN, STANDING IN THE CENTRE OF APPROX. 8.6 ACRES OF Paddock AND WOODLANDS WITH WONDERFUL VIEWS

## Accommodation

Entrance Hall • Dining Room • Living Room • Snug • Kitchen • Utility Room  
Four Double Bedrooms • Additional Box Room • Large Attic Rooms  
Adjacent Outbuildings • Detached Barn with Significant Further Potential

## Externally

In Total 8.6 Acres • Outstanding Views • Four Fenced Paddocks / Pasture  
Woodland • Lawned Gardens • Greenhouse • Static Caravan  
Parking Area • Garaging Available in Stone Barn



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320







### Situation and Amenities

The picturesque hamlet of Tranmire is surrounded by the North Yorkshire Moors and is within easy reach of the historic fishing village of Staithes, the world-famous port of Whitby and the ancient market town of Guisborough. There are plenty of countryside walks to enjoy whilst Scaling Dam, which has a sailing club providing water sports and fishing, is only approximately 3.5 miles away.

### High Whins Farm

High Whins Farm represents a wonderful opportunity to modernise and potentially develop a substantial property with adjacent detached stone barn, subject to planning.



The property has been enjoyed by the current owners and their family for many years and has played host to an annual folk festival in the barn. The main farmhouse, which already offers excellent accommodation, is now in need of some renovation and modernisation, possibly incorporating the adjacent outbuildings.

The stone barn is an attractive, detached building offering further livestock / development / storage options.

Outside, the property is surrounded by its own gardens and land of approximately 8.6 acres including four good size paddocks / pasture and woodland.



### Accommodation

The main entrance to High Whins is via the porch, which leads through to the entrance hall where there are stairs to the first floor, an under-stairs storage area and doors to two reception rooms, the utility room and the dining room, which looks out over the front of the property.

The sitting room enjoys views to the front of the property, whilst the second reception room has windows to the side and rear. A step from here leads down to the family kitchen, which has a sky light, a window to the front and a door leading outside to the gardens. The utility room / larder has plenty of storage space with a window to the rear.





To the half landing, there is an extension which provides a bathroom and separate w.c, whilst the main landing gives access to five bedrooms, four of which are double, and the fifth which is a small box room.

Two of the double bedrooms to the front have pedestal hand wash basins and enjoy views, whilst one of them also benefits from a fireplace and storage alcoves. Between these rooms, there is a box room which could easily be converted into an en suite or dressing room if required.

Overlooking the paddock and gardens to the rear, there is a large double bedroom with a pedestal hand wash basin and window seat to enjoy the views. Directly opposite, there is a further double bedroom, again with a pedestal hand wash basin and window offering views over the paddock and gardens. There is also a range of storage units and an en suite with step-in shower cubicle and low-level w.c.

A door from the main landing opens to a set of stairs leading up to the attic, which has a landing giving access to three rooms. One of these is a double room with ample head height which is only partially restricted in the corners. There is a radiator and an emergency exit via a window and stairs leading down to the garden. On the opposite side of the landing is another large attic room with a window. Between the two attic rooms, there is a large store room.

### Externally

To the front of the property, there is an area of lawn running down to the outbuildings, looping back around to the rear, where there is hardstanding, outside taps, w.c's used for the festival and a set of steel steps leading up to the attic room for emergency access.

Beyond the maintained lawns, there is an area of wild garden with mown pathways leading through to a flat terrace with a large static caravan. The caravan, which is now showing its age, offers two bedrooms, a bathroom, living space and kitchen area, all in need of some updating.





Surrounding the property, there are a number of paddocks / pasture which are well-maintained and fenced. The woodland is positioned between the house and the field to the east.

### Outbuildings

Immediately adjacent to the house, there are three attached outbuildings with separate access doors, all with either stone flagged or cobbled floors and plenty of character, offering lots of options for storage or potential accommodation, subject to planning.

There is a further, detached range of outbuildings, again offering plenty of potential. There are two double garages and a range of further doors leading into barns and storage buildings. The middle barn has beautiful features and lovely stonework.

The largest section of the barn has been used to host folk festivals for many years and has skylight windows with hay bales for seating.

### Rights of Way

From the access driveway, there is a gated green lane which runs up and cuts between the house, paddocks and woodland.

### Owner's Insight

As well as hosting many family functions and folk festivals, our owners have loved the peace and quiet here at High Whins, with the nearest neighbours approximately 400 metres away. The location is truly exceptional, with superb views.

### Tenure

The property is freehold and will be offered with vacant possession on completion.

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

### what3words

Parking at the property is at <https://w3w.co/faster.apron.denim>

### Local Authority

North Yorkshire Council. Council tax band E.

### Services

Oil fired central heating. Mains water. There is a septic tank situated in the small paddock to the south of the access road; we are not aware this meets current regulations and any new owners will be required to acknowledge and account for rectification as part of modernisations undertaken.

### Wayleaves and Covenants

High Whins Farm is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



OUTBUILDING

## High Whins Farm, Tranmire, Whitby, YO21 2BW

Approximate Gross Internal Area  
4564 sq ft - 424 sq m

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

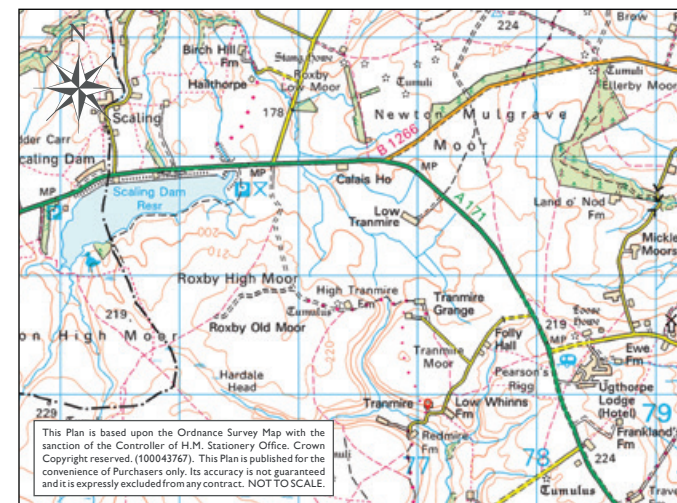
Produced by Potterplans Ltd. 2025



GROUND FLOOR

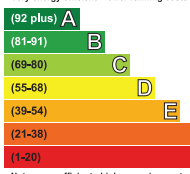
FIRST FLOOR

SECOND FLOOR



## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
50	77

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Particulars written: August 2025

Photographs taken: August 2025