



RICHARDSON & SMITH

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IVY HOUSE, HOULSYKE, NEAR DANBY

Whitby 12 miles

Guisborough 13 miles

Stokesley 15 miles

Kirbymoorside 20 miles

(All distances are approximate)



LYING IN THIS PRETTY RURAL HAMLET BETWEEN LEALHOLM AND DANBY, IVY HOUSE IS A DETACHED, STONE-BUILT PROPERTY LOOKING ACROSS THE DALE TOWARDS DANBY CASTLE. FULL OF CHARACTER AND IMPROVED BY THE CURRENT OWNERS THERE IS POTENTIAL TO TAKE THIS PROPERTY FURTHER TO ADD REAL POLISH TO WHAT IS A LOVELY FAMILY HOME.

Accommodation:

*Entrance Hallway, Sitting Room, Dining Room, Kitchen, Rear Hallway, Boiler Room, Utility Room
1st Floor: Landing, 3 Bedrooms, Bathroom. Externally: Garden to front, side and rear. Stone Outbuildings*

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PARTICULARS OF SALE

Houlsyke is a pretty hamlet lying between the villages of Lealholm and Danby with amenities available in both. Ivy House is nestled in the middle and enjoys lovely views across the dale to Danby Castle on the far side.

Improved by the current owners there remains scope to add polish to this characterful home.

Approached from the front, a path leads up to the traditional panelled front door, with a window above, which opens into...

Entrance Hallway: The entrance hallway houses the staircase to the first floor and has panelled doors to the dining kitchen and ...



Lounge: The cosy lounge has a sash window to the front aspect and a fireplace housing the multifuel stove as well as a beamed ceiling. At the rear of the room is a door to the back hallway which leads onto the dining kitchen and provides access to an understairs cupboard and to

WC Cloakroom: With a simple white suite including a wash hand basin. The cloakroom has a small window to the rear.

Laundry Room: This utility room come pantry has a window to the rear aspect, is plumbed for the washing machine and has open shelving.



Dining Kitchen: The dining kitchen is a large open plan room with a oak floor and sash windows to the front and rear plus a door to the rear garden. There are beamed ceilings and the simple cream kitchen cabinets incorporate a 3 oven oil fueled Aga, a ceramic sink and a position for an automatic dishwasher.



First Floor

The straight staircase from the front hallway rises to the first floor landing which has panelled doors opening to...



Bedroom 1: The large, L-shaped main bedroom has a double glazed sash window to the front aspect and a polished wooden floor.



Bedroom 2: The second bedroom also has a sash window to the front aspect overlooking the valley and a polished wooden floor.

Bathroom: Pleasantly proportioned, the bathroom has a sash window to the rear aspect and part tiled walls. The white suite comprises a panelled spa bath, a WC with a low level cistern, pedestal wash basin and a separate quadrant shower cubicle with curved glass screen.



Bedroom 3: An 'L' shaped room, the third bedroom has a Velux rooflight style window to the rear aspect and a painted boarded floor.

Externally

To the front of the house is a small grassed area with railings to the road and a paths running up to the front door. Access is available down both sides of the property to the rear.



The rear garden of the property part paved with a stone patio and partly laid to lawn. There is a gate leading out onto the back lane Where there is a range of 3 small stone-built out buildings.

Store: Formerly a Pig Sty, now used for general storage with a low roof height. Corrugated iron roof.

Fuel Store: The shed is stone built with a pan tile roof and houses the bulk oil storage tank.

Tool Shed: This is also built of stone with a pan tile roof.

IMPORTANT NOTICE

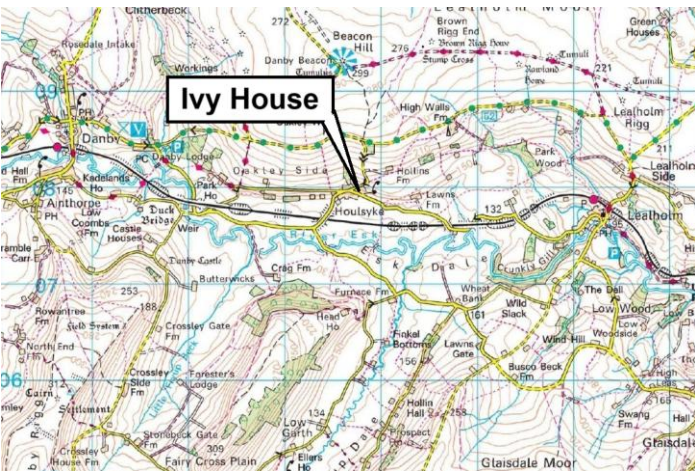
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any 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 our offices, head out of Whitby on the A171 moor road, past the turnings for Aislaby and Egton. Turn left where signed to Lealholm and follow this road through the hamlet of Stonegate dropping down into the village itself. Take the right turn before the bridge where signed towards Houlseyke and Danby. Follow this road through into the hamlet of Houlseyke and Ivy House lies on your right hand side in approximately the middle of the hamlet, identifiable by our for sale board.



Services: The property is understood to be connected to mains water and electricity. Drainage is to a septic tank which is located in a field at the opposite side of the road. Heating is provided by an external oil-fired combi style boiler located in the rear garden.

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

Council Tax: Band 'E' approx. £2,956 for 2026-7. North Yorkshire Council Tel: 01723 222222

Post Code: YO21 2LH

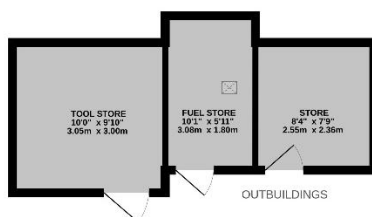
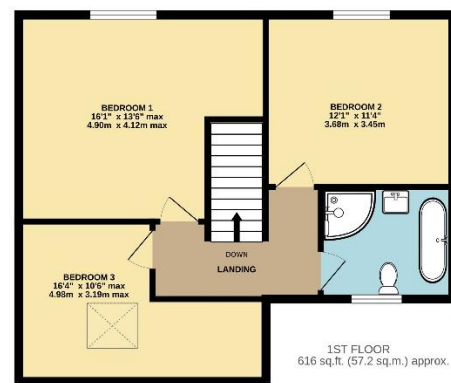
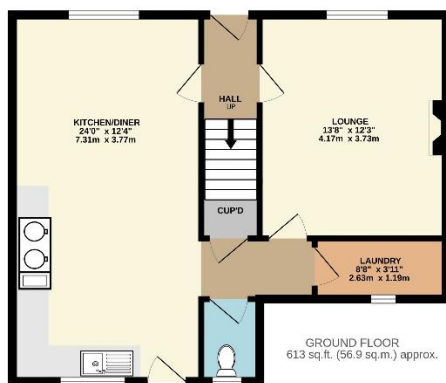
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



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TOTAL FLOOR AREA: 1229 sq.ft. (114.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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