



## BRIDESTONES, 21 ESKDALESIDE, SLEIGHTS

*Whitby 3½ miles*



**A BEAUTIFULLY PRESENTED, 5/6 BEDROOM, DETACHED HOUSE, SET IN A SPACIOUS ELEVATED PLOT ON THE EDGE OF THIS POPULAR VILLAGE HANDILY PLACED FOR ACCESS TO THE TOWN, MOORS AND COAST – POTENTIALLY AN IDEAL FAMILY HOME.**

Hallway, Lounge, Snug Sitting Room, Dining Kitchen, GF Shower Room, Utility.

1<sup>st</sup>: Master Bedroom with Ensuite, Guest Bedroom with Ensuite, 2 further Double Bedrooms, House Bathroom.

2<sup>nd</sup>: 2x Twin Bedrooms. Integral Double Garage and Driveway Parking. Large Gardens to front & rear.

**OFFERS OVER £700,000**

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## PARTICULARS OF SALE

Originally built in around 1950, Bridestones is large detached house that has been substantially modernised and extended by the current owner over the past 13 years, to provide a wonderfully spacious and stylish family home.

Lying in an elevated position within a large plot, the house lies within the National Park part of Sleights village, away from the busy main road, offering both privacy and long views between and beyond the surrounding properties over the Esk Valley.

Sleights lies on the very edge of the moors and is also convenient for access to Whitby and the coastal villages of Sandsend and Robin Hood's Bay.

From the driveway which sweeps up in front of the house a short flight of steps rise up to the broad, oak entrance door which opens into ....

Hallway – with laminate flooring and a recessed cupboard for coats as well as an understairs storage space, the broad hallway has stairs up to the first floor and doors opening to ...



Lounge – With windows to front and rear the focal point of the room is a log burning stove set in a fireplace recess with a slate hearth. A connecting door leads on to the integral garage.



Sitting Room – A smaller reception room with windows to the front and side, looking back towards town as well as across the valley.



Dining Kitchen – the hub of the house, the space is divided to offer a dining area with glazed double doors opening out to the patio in the rear garden, whilst the kitchen area is fitted with a suite of bespoke, grey painted cabinets at base and wall level with solid wooden worktops, including a small peninsular breakfast bar to help divide off the space. Stainless steel fittings include a 1½ bowl sink unit, a NEFF eyeline electric oven & grill, plus an induction hob with cooker hood over.



From the kitchen a connecting door opens into a rear lobby with a door out onto the patio across the rear of the building and has built in storage cupboards. Further doors open to ...



Shower Cloakroom - Beautifully appointed with a white suite including a shower cubicle, low flush WC and a basin set into a marble topped vanity unit.



Utility – with storage cupboards including a recessed linen store and a huge airing cupboard housing the gas central heating boiler, the utility also has a double ceramic sink and positions for an automatic washing machine and tumble dryer.

### First Floor

The staircase rises from the hallway to a long first-floor landing which is well lit with windows from the front and offers doors to



Master Bedroom Suite – a huge double bedroom positioned over the modern garage extension on the side of the house with 2 Velux rooflights looking to the front and a further rooflight facing to the rear.

A connecting door opens into an en-suite shower room fitted with a modern white suite and having a further Velux to the rear.



The guest bedroom suite is also a good sized double room with a door connecting to an en-suite shower room with a modern white suite and a window facing to the rear.



Also on this level is a twin bedroom with windows to the front and side, plus a large double bedroom with a window to the rear and a house bathroom with a roll-rim bath, WC and vanity unit.

### Second Floor

The staircase rises from the first floor landing up to a second floor where a hatch opens into an eaves storage area. The second floor landing is a room in itself with a Velux roof light to the rear and doors opening to ....



Twin and double bedrooms within the sloes of the roof, each with 2x Velux rooflight windows facing to the rear.



## Outside

The house is approached via a broad tarmacked driveway which leads up to the front of the integral garage and sweeps in front of the house to offer lots of space for turning and parking multiple vehicles.



The garage is an impressive modern extension to the house offering a large covered space with light, water power and an EV charging point as well as a remote electric door. Some steps lead up to a staged area where doors open into the rear garden as well as connecting into the lounge of the house.

The front garden is mainly lawned with a hedge and gates on either side lead through to the rear.

The rear garden has been terraced to lie broadly level with a huge lawn fringed by shrubs and trees. A summerhouse lies in the rear corner with a patio seating area, but the main seating area is a wide sunken patio across the rear elevation of the house with a built-in BBQ and pergola housing a Jacuzzi hot-tub.

## 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 the town centre head west out of town on the A171, turning left onto the A169 towards Sleights and Pickering. As you enter Sleights village crossing the river, follow the road up through the village and turn right opposite the

church onto Eskdaleside. As you drive along towards Grosmont you will find Bridgestones on your left hand side marked by an Richardson & Smith For Sale sign. See also location plans.



**Council Tax:** The property is band 'F' £3,493 for 2025/6. North Yorkshire Council. Tel 01723 232323.

**Contents:** The contents of the property and Jacuzzi hot-tub are available for sale by additional negotiation.

**Planning:** The local planning authority is North York Moors National Park. Tel 01439 770657.

**Services:** Mains water, gas, electricity and drainage. The property has gas central heating.

**Postcode:** YO22 5EP

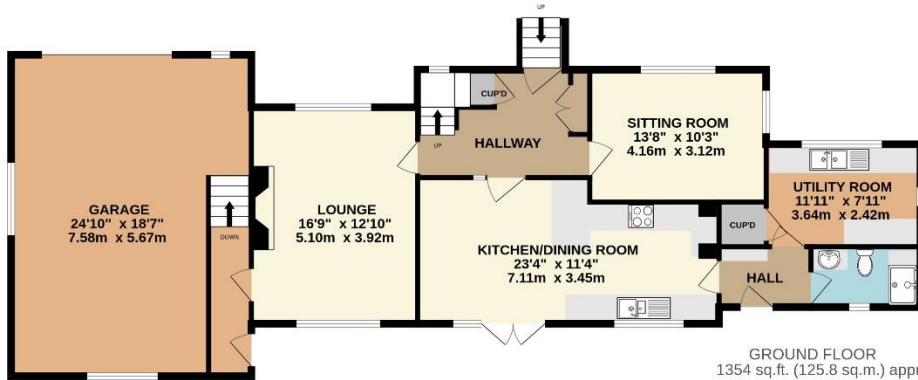
**Tenure:** Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## IMPORTANT NOTICE

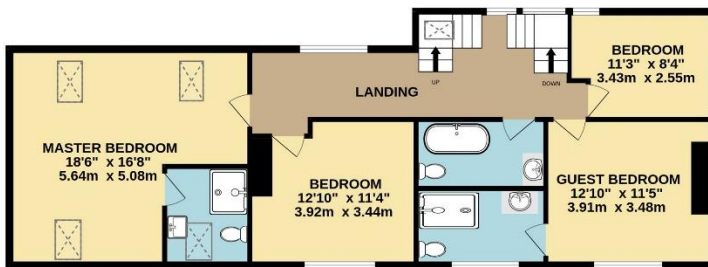
Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any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



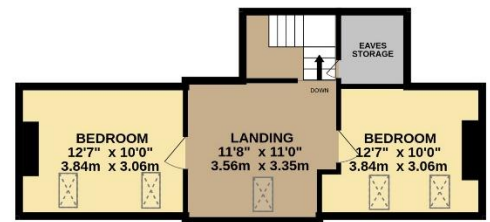


GROUND FLOOR  
1354 sq.ft. (125.8 sq.m.) approx.

**TOTAL FLOOR AREA :**  
 2745 sq.ft. (255.0 sq.m.) approx.  
 Measurements are approximate.  
 Not to scale. Illustrative purposes only  
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1ST FLOOR  
963 sq.ft. (89.5 sq.m.) approx.



2ND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.





# RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

