

DUNCOMBE HOUSE, WESTERDALE, WHITBY, NORTH YORKSHIRE, YO21

3DT



- ▲ Grade II Listed Stone Property
- ▲ Working Victorian Range
- ▲ Beautifully renovated throughout
- ▲ Four bedrooms
- ▲ Principal bedroom with en-suite
- ▲ Ground floor WC
- ▲ Fully boarded attic with staircase
- ▲ New sealed central heating system powered by Rayburn

- ▲ Double glazed Sash windows
- ▲ New Velux Conservation Windows
- ▲ Off-street parking for two vehicles
- ▲ External Water Supply to Front & Rear
- ▲ Outbuilding with Mains Power for feed Caravan/Hot Tub
- ▲ Stunning rural setting in the North York Moors village of Westerdale

Offers in the region of £480,000

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions



A Rare Opportunity to Acquire a Beautifully Renovated Grade II Listed Country Home in the Heart of Westerdale.

Steeped in local history and full of character, this exceptional four-bedroom semi-detached country house has been sympathetically transformed into a stunning family home. Occupying a picturesque position within the sought-after rural village of Westerdale, the property effortlessly combines period charm with modern comforts, making it ideal for those seeking countryside living without compromising on quality.

Lovingly and extensively renovated by the current owners, the property retains an abundance of original features while benefiting from a host of high-quality improvements. These include conservation velux windows, and new sealed central heating system with Rayburn, and tasteful décor throughout.

The spacious accommodation briefly comprises an inviting entrance hall, a generous lounge, a kitchen with breakfast bar and Rayburn, second reception room, utility room and a convenient ground floor WC. To the first floor are four well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room, together with a stylish family bathroom.

A staircase leads to a fully boarded attic, providing excellent additional storage or flexible hobby space (please note this area does not have building regulations approval for use as habitable accommodation).

Externally, the property enjoys a pleasant, enclosed garden to the front, an enclosed rear courtyard with undercover seating area, perfect for relaxing or entertaining, along with double driveway for two vehicles.

Properties of this calibre and historical significance rarely become available. Offering spacious accommodation, beautiful countryside surroundings and a wealth of character, this unique home is certain to appeal to families, those looking for a peaceful village lifestyle, or buyers searching for something truly special.

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

www.michaelpoole.co.uk

Michael Poole
sales | lettings | auctions

DUNCOMBE HOUSE, YO21 2DT

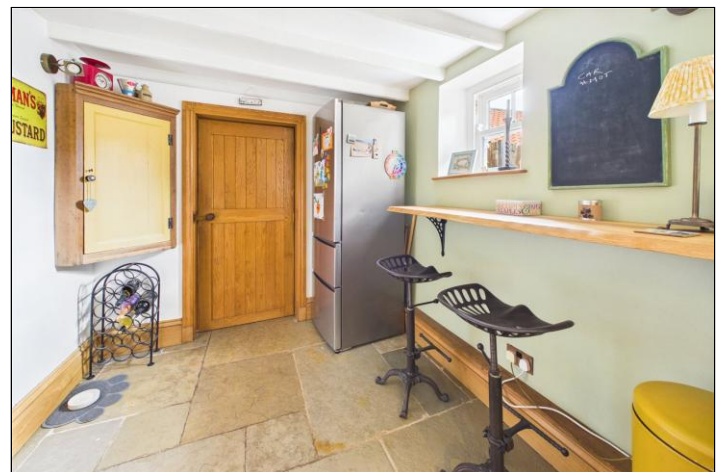
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

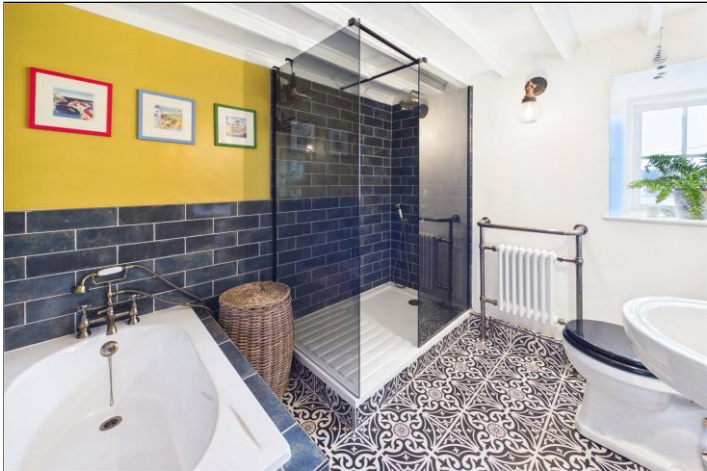
AGENTS REF: - JS/LS/GBH260251/29072026

Council Tax Band: D **Tenure:** Freehold

TO VIEW: Contact our Guisborough office on
Tel: 01287 552280

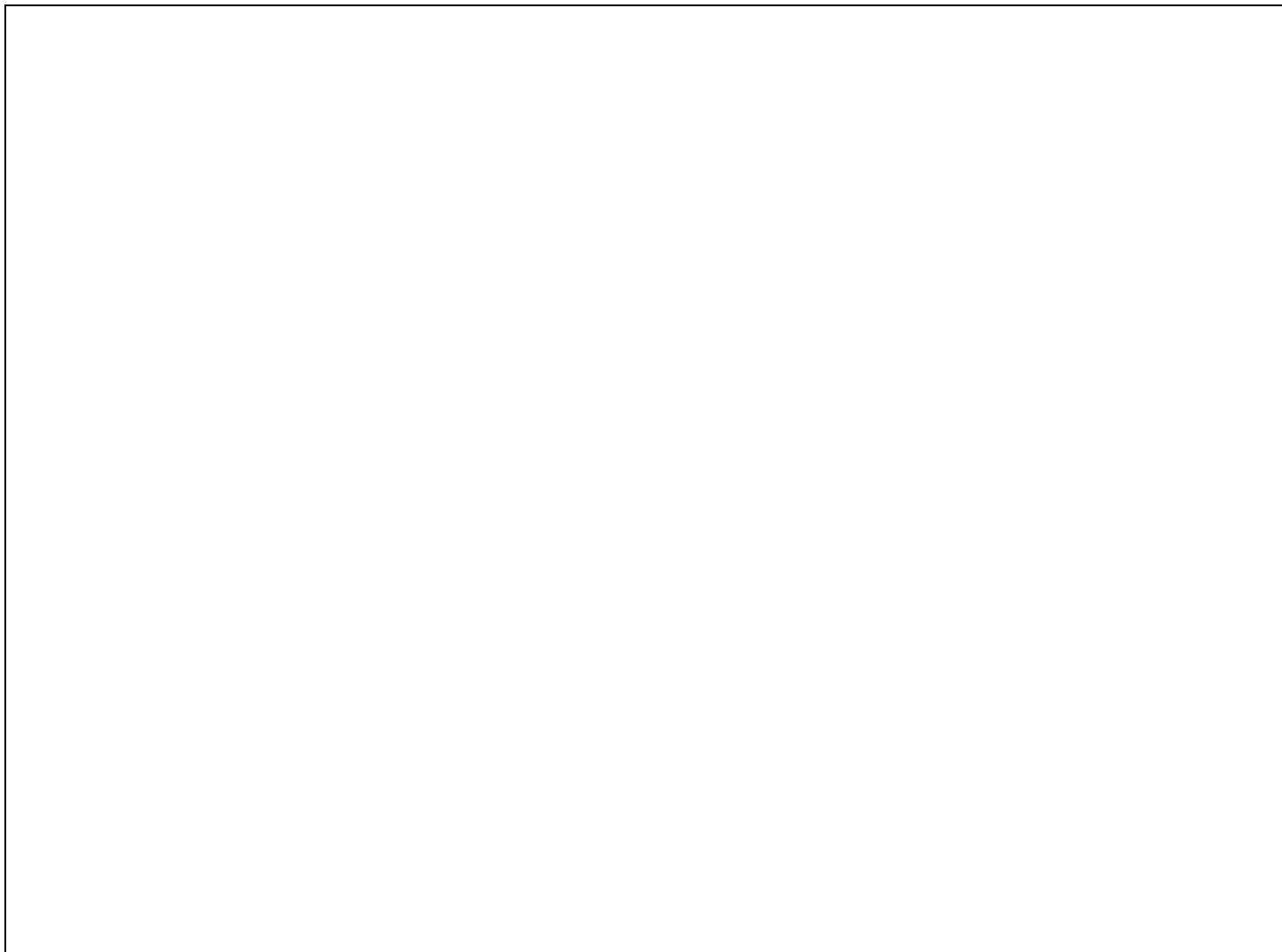


DUNCOMBE HOUSE, YO21 2DT

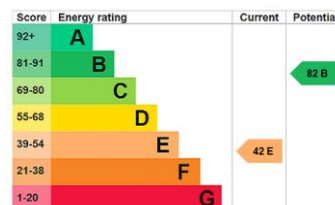


DUNCOMBE HOUSE, YO21 2DT





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Guisborough office on Tel: **01287 552280**
10 Chaloner Street, Guisborough, TS14 6QD