HOBBIN GHYLL
LITTLEBECK, NORTH YORK MOORS NATIONAL PARK

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HOBBIN GHYLL

LITTLEBECK, WHITBY

NORTH YORKSHIRE, YO22 5EX

Sleights 2 miles, Whitby 5 miles, Pickering 17 miles, York 40 miles (All distances approximates)

Nestled within approximately five acres of beautifully maintained grounds, this outstanding lifestyle property enjoys an idyllic rural setting with breathtaking panoramic views across the Esk Valley, reaching towards the coastline and the historic Whitby Abbey beyond.

- Over 2,600 square feet of versatile accommodation arranged over two floors with a stylish, elevated finish and a lovely blend of traditional and contemporary designed living spaces.
- Entrance vestibule – hallway – sitting room – snug – study – a superb open plan living space with dining area and kitchen opening onto an elevated terrace – utility room.
- Master bedroom suite with en-suite shower room – two further ground floor double bedrooms – house bathroom.
- Two first floor double bedrooms both with en-suites.
- Expertly landscaped garden and grounds – pair of detached garages with an adjoining workshop.
- Five acres of land and grounds in total, including 3 acres of grazing land – purpose built timber stable block with two loose boxes and covered hardstanding.
- Situated in a private rural position yet only a short distance from Whitby town.

GUIDE PRICE: £1,250,000

DESCRIPTION / BACKGROUND

Hobbin Ghyll is set within the glorious surroundings of the North York Moors National Park with extraordinary views across the Esk Valley, with Whitby, its historic Abbey and the coastline clearly visible in the distance, yet is located only 5 miles from the town itself. A beautifully presented mid-20th century property with a well-executed contemporary extension, set within 5 acres of attractively landscaped grounds and grazing land making this is a highly versatile and stylish lifestyle property.

The property underwent a high-quality scheme of refurbishment around 10 years ago and provides over 2,600 square feet of versatile accommodation with bedrooms to both floors, a range of reception rooms, high quality kitchen with bespoke cabinets and a striking contemporary extension opening onto a wide, flagstone terrace. Hobbin Ghyll is a distinctive home which combines character, quality, land and exceptional surroundings.

In brief the accommodation comprises: entrance porch opening through into the hallway, a pair of front facing reception rooms and separate study. Beautifully specified open plan kitchen with living and dining areas and an adjoining utility room. To the ground floor are up to three bedrooms, including the master bedroom with bifold doors opening out onto the terrace and an adjoining en-suite along with a main bathroom. To the first floor are two further, large double bedrooms both with en-suites.

Hobbin Ghyll is situated in a private position on the lea side of Littlebeck, with an elevated open position taking in fantastic sea, coastal and countryside views north, east and south. Set in just over 5 acres, 3 acres of which is grazing land on which is sited a large timber stable block, making the property well suited for those with equestrian or small holding interests. There are a pair of detached stone garages with workshop space and ample private parking.

LOCATION

The property is located in a quiet, rural position in open countryside yet is within only 5 miles of the popular coastal town of Whitby. The village of Sleights provides the nearest services including school, public house, fish and chips, butchers, bakery and village shop / post office. The traditional sea port of Whitby is a fascinating mix of eclectic shops and high-quality restaurants, at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park. Whitby is popular for general tourists but in particular with walkers and cyclists. York is around 40 miles distant and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh within 2 hours.

ACCOMMODATION COMPRISES

ENTRANCE PORCH
Door in. Lantern roof light. Tiled floor. Exposed stonework. Glass and timber door.

ENTRANCE HALL
Composite door. High quality herringbone wood style flooring. Stairs to the first floor. Large walk in fitted cloaks cupboard. Heritage column radiator. Coving.

SITTING ROOM
6.00 m (16'5'') x 5.00 m (19'8'')
Bay window to the south facing elevation with a fitted window seat. Feature fireplace with a basket grate set upon a stone hearth. Pair of heritage column radiators. Coving. Television point.

SNUG
4.40 m (14'5'') x 4.30 m (14'1'')
Square bay to the front with French doors opening onto the south facing terrace. Cast iron wood burning stove set upon a glass hearth. Fireside fitted shelving and cupboards. Recessed ceiling lights. Coving. Wall lights. Heritage column radiators. Television point. Herringbone wood style flooring.

KITCHEN WITH LIVING AND DINING AREA
8.30 m (27'5'') max x 8.00 m (26'3'') max
A stylish range of high-quality bespoke kitchen cabinetry with polished granite worktops and glass fronted display cabinets. Island unit incorporating a stainless sink unit with mixer tap, integrated wine fridge and power points. Under cupboard and foot lighting. Breakfast bar seating. Smeg range oven with a five-ring induction hob and extractor overhead. Integrated fridge freezer. Integrated dishwasher. Polished natural stone tiled floor with underfloor heating. Recessed ceiling lights.

Living area with bifold doors to two sides opening out onto the terrace and benefiting from a fantastic view eastward. Wood burning stove. Lantern roof light. Recessed lights. Television point.

UTILITY ROOM
3.00 m (9'10'') x 2.80 m (9'2'')
Fitted units incorporating a one and a half bowl acrylic sink unit. Fitted cabinets. Automatic washing machine point. Tumble drier point. Floor standing boiler. High pressurised hot water cylinder. Composite side door with window to the side. Pair of roof lights. Recessed ceiling lights. Drier point.

BEDROOM ONE
4.23 m (13'11'') x 4.00 m (13'1'')
Range of fitted wardrobes with mirrored fronts. Heritage column radiator. Bifold doors opening directly out onto the terrace. Recessed ceiling lights. Central light with fan.

EN-SUITE SHOWER ROOM
3.47 m (11'5'') x 1.80 m (5'11'')
Double width walk in shower cubicle with rain head shower. Low flush WC. Wash hand basin set into fitted cabinetry. Pair of windows to the rear. Recessed lights. Heritage column radiator.

BEDROOM TWO
4.20 m (13'9'') x 3.50 m (11'6'')
Pair of windows. Heritage column radiator. Telephone point.

BEDROOM THREE/STUDY
4.80 m (15'9'') x 2.71 m (8'11'')
Feature basket grate fireplace set upon a stone hearth. Window to the front. Heritage column radiator. Broadband internet point.

BATHROOM
3.60 m (11'10'') x 2.71 m (8'11'')
Bath set within a tiled surround. Low flush WC. Shower with dual rain head shower. Cantilever wash hand basin. Window to the side with fitted plantation shutters. Heritage column radiator. Heated towel rail. Half tiled walls. Electric shaver point. Wall light. Extractor fan. Recessed ceiling light. Fitted linen cupboard.

FIRST FLOOR
Conservation roof light. Heritage column radiator.

BEDROOM FOUR
5.70 m (18'8'') x 4.50 m (14'9'')
Window to the eastern elevation. Pair of conservation roof lights. Pair of heritage column radiators. Recessed lights. Fitted eaves storage. Telephone point.

SHOWER ROOM
2.66 m (8'9'') x 1.80 m (5'11'')
Shower with dual rain head shower. Low flush WC. Wash hand basin set into fitted cabinetry. Conservation roof light. Heated ladder towel rail. Half tiled walls. Extractor fan. Recessed ceiling light. Loft inspection hatch.

BEDROOM FIVE
4.00 m (13'1'') x 3.60 m (11'10'')
Window to the southern elevation, overlooking the land. Heritage column radiator. Fitted storage with hanging rail.

EN-SUITE BATHROOM
2.66 m (8'9'') x 2.00 m (6'7'')
Bath within a tiled surround with handheld shower. Low flush WC. Pedestal wash hand basin. Conservation roof light. Heritage column radiator. Half tiled walls. Electric shaver point. Extractor fan. Recessed ceiling light.

OUTSIDE

Hobbin Ghyll sits behind a custom-made wrought iron gate which opens out onto a large, gravelled parking area and lead up to the large, detached garage and workshop. The grounds have been subject to a considered programme of landscaping by the current owners and combine sweeps of lawn, well stocked herbaceous and flower borders and a number of well sited seating areas. At the bottom of the garden there is a small plantation of woodland, dotted with wildflowers and a stream which runs through the garden, making for a very pleasant backdrop.

To the far northwestern corner stands a small vegetable garden, with an additional seating area and a series of raised beds full of plants and a further detached garage which has power, water and has a direct access out onto the roadside.

The land wraps around the house to three sides and has been arranged as three separate paddocks, the grazing land amounts to 3 acres in total and includes a detached stable block with 2 loose boxes, a covered area of hardstanding with electric light and power. The land is securely stock fenced, has a water supply and a separate road access in.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting and timber rights are in hand and included in the sale. Mineral rights will be excluded from the sale.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. For those with queries please contact Judith Simpson on 01751 472 766. Email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric and water supply. Drainage is via a biodigester WTP. Heating is via Ground Source heating. High speed Starlink broadband is available.
Council Tax:	Band G
Planning:	North York Moors National Park planning Tel: 01439 772 700
Tenure:	The property is Freehold, and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agents office in Malton, 01653 697 820 or Pickering: 01751 472 766.
Postcode:	YO22 5EX
EPC:	Current D/57 Potential C/70

Details and photographs prepared June 2026.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

FLOORPLANS

Ground Floor
Approximate Floor Area
2096 sq. ft
(194.68 sq. m)

First Floor
Approximate Floor Area
525 sq. ft
(48.76 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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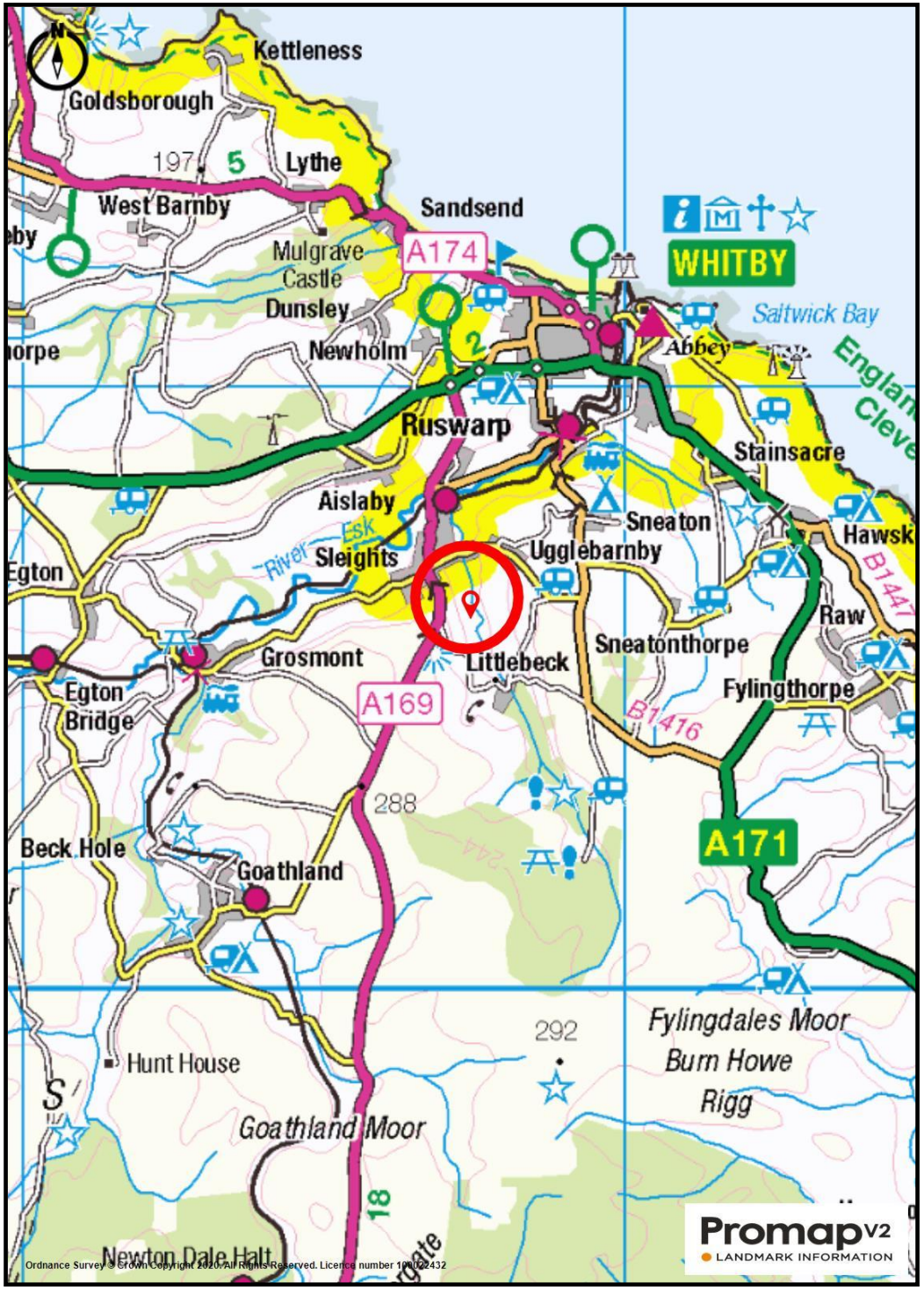
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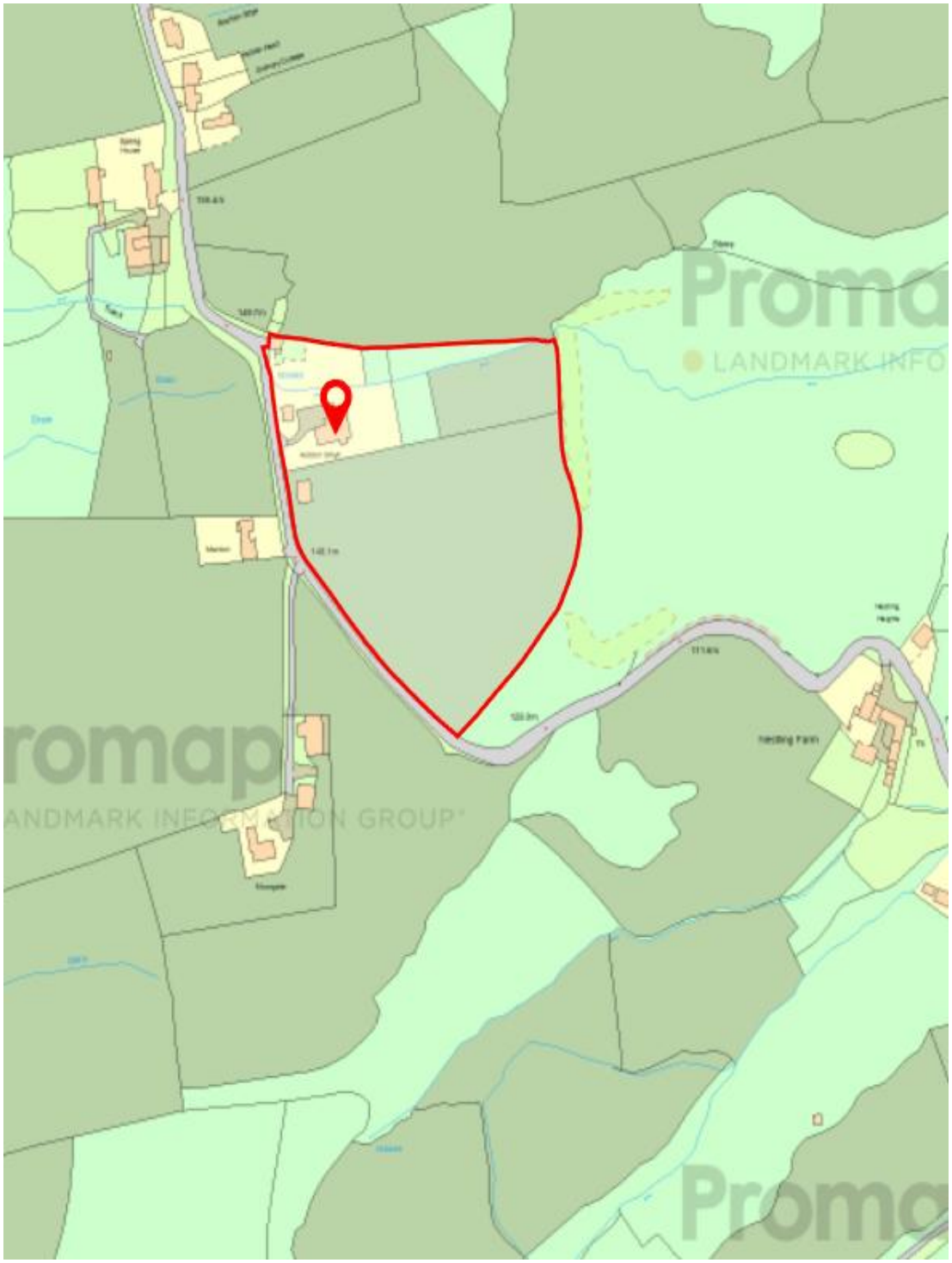
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