

Cedar Lodge, Egton



RICHARDSON & SMITH

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

Cedar Lodge, Egton, Whitby, YO21 1TT



Gross Internal Area: 341.1 m² ... 3672 ft² (excluding balcony)

All measurements are approximated for display purposes only and should be independently verified

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Cedar Lodge, Egton North York Moors National Park

Whitby 7 miles

Guisborough 16 miles

Pickering 19 miles
(All distances are approximate)

Middlesbrough 26 miles

York 44 miles



A SUBSTANTIAL COUNTRY PROPERTY WITH A STRONG SENSE OF CONTEMPORARY STYLE, SET IN AN ELEVATED POSITION OVERLOOKING THE ESK VALLEY, IN THE NORTH YORK MOORS NATIONAL PARK. WITH AN INTEGRAL ANNEX AND LANDSCAPED GARDENS, THIS IS A PROPERTY WITH A GREAT DEAL TO OFFER.

Accommodation:

Entrance Hallway, Kitchen-Dining Room, Utility, Sitting Room, Sun Lounge, Formal Dining Room / Games Room.

1st Floor: Master Bedroom with En-Suite, Guest Bedroom with En-suite, 2 further Bedrooms and House Bathroom.

Annex: Hall, Living Room, Bedroom and Bathroom.

Spacious gardens. 2x Garage/ Workshop / Store.

In all Approximately .0.86 acres



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PARTICULARS OF SALE

This is a substantial, individually designed house, situated in a southerly facing elevated position on the side of the Esk Valley in the North York Moors National Park.

Built in the 1970s the property has a strong contemporary style with just a few large reception rooms in a predominantly open plan. The property includes a integral suite of rooms forming an annex, which would be ideal for dependent relatives, or for letting to provide additional income.

Situated in open countryside, just outside the village, the property has privacy, yet is not remote from facilities and general village life. There are numerous amenities in the two nearest villages – Egton and Glaisdale - including shops, pubs, primary schools, churches, garages etc with most other facilities to be found nearby in Whitby.

THE HOUSE

Approached from the gravelled driveway leading around the rear of the house, glazed double doors set in a screen open into:

Entrance Hallway: A spacious hallway with doors leading off the principal rooms of the house and an archway leading through to the main living area via a short flight of steps.



Sitting Room: An unusually open large reception room with large double-glazed windows facing out to three aspects including over the gardens and double doors opening through into the conservatory at the front of the property. Featuring a substantial fireplace with electric fire.



Sun Lounge: A nicely proportioned sun lounge with large double-glazed windows facing to three aspects into the garden. Double doors open out to the garden itself.

Formal Dining Room / Games Room: A doorway from the entrance hallway leads down into a games room with windows to the side and rear. Large built-in storage cupboards.

Kitchen / Dining Room: A spacious family kitchen with clearly demarked cooking and dining areas. There is a large window to the rear, but the large picture window looking out to the front catches the eye, with long views across the gardens and paddock and Valley behind, to the moors in the distance. There is a modern fitted kitchen with an island and polished granite worktops set around an Aga, but also having all the usual equipment. Half glazed external door to steps down into front garden.

Utility: With plumbing for an automatic washing machine and tumble dryer the utility has a connecting door to the annex's living room and to steps down to the garages. High level window to the front.

First Floor

A wide, open-tread staircase rises from the entrance hallway to a galleried landing which connects to a corridor with panelled style doors opening to ...

Master Bedroom 1: A double bedroom with windows facing out to the side and double doors opening out to a balcony looking over the valley at the rear of the property. Recessed wardrobes and connecting door to ...



En-suite Bathroom: With windows to the front and side the bathroom has a bath and separate shower, WC and basin.

Bedroom 2: A double bedroom with twin windows to side and fitted wardrobe.

Bedroom 3 / Study: A bedroom currently used as a study with window to the side and free standing wardrobes.

House Bathroom: A bathroom with a window to the side and a modern white suite comprising: panel bath, separate shower, wash basin and low flush WC.

Guest Bedroom 4: A large double bedroom with windows to rear and side. Large storage area behind sliding doors and further storage accessed via a small hatch. Connecting door to ...

En-suite Bathroom: With windows to the side the bathroom has a bath and separate shower, WC and basin.



THE ANNEX

A flight of steps leads up from the driveway to a separate double-glazed entrance door, set in a screen, opening to ...

Hallway: with doors opening to the bedroom, bathroom and ...

Living Room: An L shaped reception room with windows to the side and a large feature window to the front looking across the fields towards the Esk Valley. The focal point of the room is a soapstone fireplace with a multi-fuel stove. A connecting door leads to the utility in the main house.

Bedroom: A modest bedroom with a window facing to the rear and 2 recessed storage cupboards. Ceiling cornice and fitted carpet.

Bathroom: A part tiled bathroom with a suite comprising: panel bath with plumbed shower over, pedestal wash basin and low flush WC. Borrowed light window from the hallway.



GARDENS & GROUNDS

The property stands in substantial gardens of just under an acre with a sweeping area of lawn bounded by mature trees and shrubs. To the side of the house is a gravelled driveway giving access to the doors opening into the twin single garages / workshops set below the Annex.



GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings are strictly by prior appointment through the selling agents. All interested parties should discuss any specific issues that may affect their interest with the agents' office prior to travelling or making an appointment to view.

Directions: Egton lies in the heart of the North York Moors National Park, just off the A171 moor road connecting Whitby and Guisborough. Cedar Lodge lies a few hundred yards outside the village, just to the side of the road leading to Glaisdale. See also location plan.

Services: Mains electricity and water. Oil central heating. Private drainage. PV solar panels with the highest 2010 tariff and 25 year contract.

Council Tax: House is band 'G' approx. £4,030 payable respectively for 2025/6. North Yorkshire Council: 01723 232323

Planning: The property lies in the North York Moors National Park. Tel: 01439 770657

Post Code: YO21 1TT

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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.



