

82 MAIN STREET

HUTTON BUSCEL, NORTH YORKSHIRE

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82 MAIN STREET

HUTTON BUSCEL

NORTH YORKSHIRE

YO13 9LN

Scarborough 5 miles Malton 18 miles, York 34 miles, Leeds 58 miles (all distances are approximate)

A unique character property offering real lifestyle appeal, together with a detached holiday cottage/ annexe.
Set in over a third of acre of attractive grounds and ample private parking.
Located within this popular National Park village and with lovely open views.

- **82 Main Street:** A charming semi-detached stone property, providing three-bedroom, two-bathroom accommodation, well-presented throughout. 1,100 square feet of accommodation: Entrance Hall – Sitting Room – Living Room - Breakfast Kitchen – Ground floor bathroom - Three first floor bedrooms – Shower Room.

- **Holiday Cottage/Annexe** – Detached former barn, providing almost 800 square feet of spacious one bedroom accommodation.

- **Gardens & Grounds:** Large and varied grounds of 0.38 acres, including vegetable garden, orchard and lawn, attractively planted with a range of well-established shrubs and plantings. Well positioned timber summerhouse.

- **Potential Land:** 2.1 acres of adjoining grazing land currently rented by the owners and with the possibility to extend a similar arrangement to a new purchaser. Excellent hacking from the doorstep.

- **Stables & Building:** Detached stable with loosebox. Tack and Feed room. Separate garden store.

GUIDE PRICE £595,000

DESCRIPTION

Hutton Buscel is a highly regarded and sought after village, typified by a picturesque main street, lined with stone character cottages of which 82 Main Street is one such charming example. This 18th Century property is perfectly positioned to take in far reaching views looking southward towards the Wolds from the bedrooms and takes in a superb view towards Wykeham Forest from its back garden. As a whole the property offers a huge amount of versatility. As well as the main house there is a separate detached barn, converted around 20 years ago to create an independent property with planning permission to be used as a holiday cottage. Perfect for a buyer looking to create an income stream from the house, but equally useful as additional entertaining space for the main house or as an annexe for multi-generational living.

82 Main Steet provides around 1,100 square feet of attractive, modern accommodation with two front facing reception rooms, farmhouse kitchen, rear hall and a ground floor bathroom. Upstairs are three double bedrooms and shower room. The Barn stands opposite to the main house and provides almost 800 square feet of space, with a large and airy main reception room with a vaulted ceiling, generous hallway, kitchen and shower room to the ground floor. On the first floor is a generous bedroom.

There is a large garden with a vegetable plot & fruit trees and plenty of space for keeping chickens if you want to have a go at living 'the Good Life'. At the bottom of the garden is a 2.1 acre paddock which the current owners rent from Dawnay Estates. The Estate has indicated they would be happy to continue with this arrangement subject to mutual agreement, so you could keep your horse at home and benefit from the fantastic local hacking on your doorstep. Please refer to the back page where this additional land is edged in blue.

LOCATION

Hutton Buscel is a sought after and especially sociable village located approximately 11 miles east of Pickering and 5 miles west of Scarborough. A comprehensive range of local services are available in the nearby villages of East and West Ayton, including a doctor's surgery, pharmacy, post office, petrol filling station with supermarket, library, several public houses and a primary school. A regular bus service passes through the village from Scarborough to Helmsley. More comprehensive facilities can be found in Scarborough, with a train station at Seamer only 4 miles distant which provides a regular service to York where mainline connections to the rest of the UK can be found. The village is set well off the A170, in an elevated position and is well sited for easy access over to Scarborough, or onto the A64.

ACCOMMODATION

ENTRANCE HALL & HALLWAY

Timber panelled front door. Fitted coats cupboard. Tiled floor. Coat hooks and boot area. Open through to the inner hallway with glazed French doors opening out to the side.





BATHROOM

2.50 m (8'2") x 2.00 m (6'7")

Bath with handheld shower. Low flush WC. Wall hung wash hand basin. Tiled floor. Windows to the side and rear. Recessed ceiling lights. Radiator.



FARMHOUSE KITCHEN
6.00 m (19’8”) x 2.40 m (7’10”)
Range of fitted cabinetry incorporating a one and a half bowl stainless steel sink unit with tiled splashbacks. Gas and electric cooker point. Integrated fridge. Feature beams. Window to the rear. Fitted shelving. Quarry tiled floor. Recessed lights. French windows to the rear.





SITTING ROOM
4.20 m (13’9”) x 3.65 m (12’0”)
Panelled front door with inset glazed pane. Casement window to the front with fitted shutters. Radiator. Open fire with a period style basket grate, polished granite hearth and carved timber mantel. Fireside fitted shelving. Beamed ceiling. Radiator. Overhead cupboard housing the fuses. Television point. Wall light points.



LIVING ROOM
4.24 m (13’11”) x 3.30 m (10’10”)
Casement window to the front. Stairs to the first floor. Wood burning stove set upon a stone hearth and with an inset oak mantel. Original fireside fitted cupboard. Radiator.



FIRST FLOOR

BEDROOM ONE
4.26 m (14'10") x 3.90 m (12'10")
Window to the front elevation. Radiator. Original floorboards. Period basket fireplace.



BEDROOM TWO
4.22 m (13'10") x 2.38 m (7'10")
Window to the front elevation. Radiator. Over stairs fitted storage cupboard.

BEDROOM THREE
3.90 m (12'10") x 2.37 m (7'9")
Casement window to the rear. Radiator.

SHOWER ROOM
2.70 m (8'10") x 1.67 m (5'6")
Shower with dual rain-head shower overhead. Low flush WC. Wall hung wash hand basin. Chrome heated ladder towel rail. Tiled walls and floor. Recessed ceiling lights. Window to the rear.



Bedroom Two



Bedroom Three

THE BARN

ENTRANCE HALL
4.70 m (15’5”) x 3.16 m (10’3”)
Timber panelled front door with inset glazed pane. Stairs to the First Floor with fitted understairs storage. Laminate floor. Recessed ceiling lights. Radiator. Stable door to the kitchen.

LIVING ROOM
6.20 m (20’4”) x 4.70 m (15’5”)
A large, airy room with a vaulted ceiling showcasing exposed purlins and beams. French windows to the side with full height panes to either side. Window to the front. Three radiators.

KITCHEN/UTILITY ROOM
4.40 m (14’5”) x 3.27 m (10’9”)
Range of fitted base and wall units incorporating stainless steel sink unit. Automatic washing machine point. Tumble drier point. Radiator. Gas fired central heating boiler. Beams.

SHOWER ROOM
1.81 m (5’11”) x 1.80 m (5’11”)
Corner shower with tiled surround. Wash hand basin and WC set within fitted units. Window to the side. Radiator.

FIRST FLOOR

BEDROOM
4.70 m (15’5”) x 3.17 m (10’5”)
Vaulted ceiling with window to the side. Wrought iron Juliet style balcony overlooking the main reception space. Beams. Radiator.











OUTSIDE

82 Main Street sits within mature and private grounds totalling 0.38 acres. Access is via a timber five bar gate which opens out from the village street onto a generous gravelled parking area. To the immediate rear of the house is a hard paved terrace, set against a west facing wall making it a sheltered and private area from which to sit out and enjoy the garden.

The rest of the garden lies beyond and is wonderfully varied with a small orchard, greenhouse and productive vegetable garden with raised beds and soft fruit cages, making it ideal for any buyers keen to create a more sustainable, grow your own lifestyle.

Beyond is a lengthy sweep of lawn, edged by herbaceous borders and mature hedges and benefiting from a lovely uninterrupted view northwards towards Wykeham Forest. Set within the garden is a timber summer house, which has insulated walls, laminate flooring, and full electrics, including underfloor heating and Wi-Fi capability.

At the far end of the garden there is hand gate access out into 2.1 acres of grazing land, which the current owners rent from Dawnay Estates at Wykeham. In discussions with the Estate there is a strong likelihood that a similar arrangement could be offered to a new owner, subject to agreed terms.

STABLES & BUILDINGS

Detached timber clad stable building under a pitched pantile roof. The stable has electric light and power.

LOOSE BOX
3.90 m (12’8”) x 3.56 m (11’6”)
Stable door. Electric light and power.

FEED & TACK STORE
3.90 m (12’8”) x 1.6 m (5’2”)
Door. Electric light and power.

Separate timber garden shed providing useful storage.













FLOORPLAN



Ground Floor
Approximate Floor Area
626 sq. ft
(58.13 sq. m)

First Floor
Approximate Floor Area
467 sq. ft
(43.39 sq. m)

Annexe Ground Floor
Approximate Floor Area
636 sq. ft
(59.12 sq. m)

Annexe First Floor
Approximate Floor Area
160 sq. ft
(14.89 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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GENERAL INFORMATION - REMARKS & STIPULATIONS

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.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for 82 Main Street and the annexe and is available for inspection at the agents Pickering, Malton or Helmsley Offices.
The current EPC score for 82 Main Street is D/59 Potential C/73. The current EPC score for the annexe is E/49 Potential C/77

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains gas, electric, water & drainage.
Planning:	North York Moors National Park
Council Tax:	Band D
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode:	YO13 9LN

Details prepared March 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 brought 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.

