HALFWAY HOUSE

HUTTON LE HOLE, NORTH YORK MOORS NATIONAL PARK

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ESTABLISHED 1860

HALFWAY HOUSE

HUTTON LE HOLE,

NORTH YORK MOORS NATIONAL PARK

YO62 6UQ

Helmsley 8miles, Malton 12 miles, York 28 miles, Leeds 58 miles (all distances approximate)

A highly versatile lifestyle and leisure property, comprising a detached period property with an adjoining annexe/holiday cottage and a further three-bedroom holiday cottage, set in land and grounds of 2 acres, including a useful range of modern workshop and storage buildings.

- ***Halfway House***: Stone and tile construction providing spacious and well-proportioned accommodation which offers a good degree of versatility.
- ***Woodpecker Cottage***: Adjoining the main property this one-bedroom cottage is an ideal holiday let, or can provide additional accommodation to Halfway House.
- ***Waterswallow Cottage***: Dining Kitchen - Sitting room – Three bedrooms and bathroom - Private garden and parking
- Total grounds of 2 acres with landscaped gardens and grass paddock. Ample private parking.
- Large agricultural building providing garaging and workshop. Range of storage buildings.

OFFERS IN EXCESS OF £845,000

DESCRIPTION

Halfway House is aptly named, being halfway between the picturesque Moorland village of Hutton le Hole and Keldholme near Kirkbymoorside. Original starting life as a Lodge House to the neighbouring estate, Halfway House is an inherently characterful property which offers a versatile range of accommodation, together with a pair of popular holiday cottages.

The main house provides an exceptionally versatile range of accommodation comprising; breakfast kitchen with Stanley range, dual aspect sitting room with multi fuel stove, large dining room or bedroom with private balcony positioned to look over the land, study/bedroom three and bathroom. On the lower ground floor are two double bedrooms – both with fine views. Adjoining the property and with an access both from the outside and from a door leading off the dining room is Waterswallow, a one bedroom holiday cottage with smart fitted kitchen, eating area, shower room, sitting room with full height ceiling and exposed beams and stonework and a generous double bedroom on the mezzanine above - ideal either to provide an additional income as a holiday cottage or to supplement the existing three bedroom accommodation.

Woodpecker is a detached stone cottage, converted from an original barn. Amounting to 665 square feet, the cottage offers plenty of character touches with a modern level of accommodation and provides three bedrooms. Both cottages have healthy occupancy and turnover rates.

Halfway House faces south with attractive mature grounds to the front and side including a productive vegetable garden with raised beds, lawned garden with well stocked borders and a rockery garden with outside range and seating area. Beyond are grass paddocks, securely stock fenced to all sides and with an access point and water supply. Within the paddock is a substantial barn/workshop with electric light and power and adjoining log store. In all the property is set in grounds and land of over two acres in total.

LOCATION

Hutton-le-Hole is a very popular and picturesque village; located on the southern fringes of the North York National Park. The village has a considerable history which can be viewed at the popular Ryedale Folk Museum which is located in the village. There is also a Pub, tea-rooms and village shop. Ideally situated for outdoor pursuits with miles of foot, cycles and bridle paths leading out from its doorstep, Hutton-le-hole is wonderfully situated lifestyle village. Further amenities can be found close to hand at the market town of Kirkbymoorside located approximately 2 miles away.

ACCOMMODATION

BREAKFAST KITCHEN
4.30 m(14'1'') x 2.80 m(9'2'')
Range of granite topped fitted kitchen units incorporating stainless steel single drainer sink unit with mixer tap. Oil fired Stanley range with a canopy hood overhead. Integrated dishwasher. Automatic washing machine point. Casement window to the side. Tiled splash backs. Coving. Extractor fan. Ceramic tiled floor. Stable door.

LIVING ROOM
8.00 m(26'3'') x 2.83 m(9'3'')
A dual aspect room with windows to the front and side. Cast iron multi fuel stove sat on a slate tiled hearth and timber mantel – the stove provides a secondary heating system for radiators and hot water. Coving. Television point. Two radiators.

INNER HALL
Stairs leading off to the lower ground floor. Coving. Fitted cupboard. Thermostat. Airing cupboard with hot water tank, electric immersion heater and fitted shelves. Alcove with fitted shelving. Radiator. Fitted over stairs storage cupboard.

BEDROOM ONE/DINING ROOM
4.50 m(14'9'') max x 3.95 m(13'0'')
Casement windows to the side and rear. Door opening onto the balcony. Two radiators. Range of fitted cupboards and drawers. Door linking through to Woodpecker Cottage/Annexe.

BATHROOM
2.20 m(7'3'') x 1.83 m(6'0'')
Matching white suite: low flush WC, wash hand basin in vanity unit and bath. Fully tiled walls. Casement window to the side. Radiator.

STUDY/BEDROOM FOUR
2.20 m(7'3'') x 2.15 m(7'1'')
Casement window to the side. Telephone point. Radiator. Coving.

LOWER GROUND FLOOR - Hallway with radiator.

BEDROOM ONE
3.71m(12'2'') x 2.9 5m(9'8'')
Range of fitted wardrobes. Casement window to the side. Radiator.

BEDROOM TWO
2.93 m(9'7'') x 2.73m(8'11'')
Casement window to the side. Wall light point. Radiator.

WOODPECKER COTTAGE/ANNEXE

KITCHEN
3.50 m(11'6'') average x 2.81 m(9'3'')
Timber stable door. Ceramic tiled floor. Range of fitted wall and floor units incorporating stainless steel sink. Integrated electric oven and four ring ceramic hob. Tiled splash backs. Integrated washing machine. Radiator. Exposed beams. Extractor fan. Recessed ceiling lights.

SIDE PORCH/DINING AREA
1.70 m(5'7'') x 1.40 m(4'7'')
Door leading to the garden. Radiator. Door linking through to Halfway House.

SHOWER ROOM
2.53 m(8'4'') x 1.00 m(3'3'')
Low flush WC and wash hand basin. Fully tiled corner shower cubicle with shower over. Ceramic tiled floor with underfloor heating. Fully tiled walls. Heated towel rail. Extractor fan. Exposed beams.

SITTING ROOM
3.85 m(12'8'') x 2.80 m(9'2'')
Casement windows to either side. Exposed stone walls. Exposed beams and trusses. Radiator. Stairs leading off to the mezzanine floor. Television point.

BEDROOM
3.51m(11'6'') x 3.00m(9'10'')
Exposed beams. Casement windows to the side and rear. Radiator.

WATERSWALLOW COTTAGE

BREAKFAST KITCHEN
3.83 m(12'7'') x 2.72 m(8'11'')
Timber stable door. Range of fitted wall and floor units incorporating stainless steel single drainer sink unit with mixer tap. Casement window. Stairs leading up. Automatic washing machine point. Part tiled walls. Ceramic tiled floor. Integrated electric oven and four ring electric hob. Heated towel rail. Exposed beams. Recessed ceiling lights. Thermostat. Radiator.

SHOWER ROOM
2.80 m(9'2'') x 1.50 m(4'11'')
Matching white low flush WC and wash hand basin. Casement window to the rear and side. Shower cubicle with shower over. Ceramic tiled floor. Fully tiled walls. Exposed beams. Recessed ceiling lights.

BEDROOM THREE
2.80 m(9'2'') x 2.10 m(6'11'')
Casement window to the front. Part exposed stone walls. Exposed beams. Radiator.

REAR PORCH
Door leading out onto the private garden.

LIVING ROOM
4.23 m(13'11'') x 3.80 m(12'6'')
Vaulted ceiling with exposed beams. Casement window to the front and side. Door to the rear. Stairs leading off to the second floor. Exposed beams and trusses. Cast iron multi fuel stove sat on a Stone flagged floor. Part exposed stone walls. Television point. Radiator.

FIRST FLOOR
Velux window to the rear. Exposed stone walls. Radiator.

BEDROOM TWO
2.80 m(9'2'') x 2.37 m(7'9'')
Casement window to the front. Exposed beam. Part exposed stone walls. Radiator.

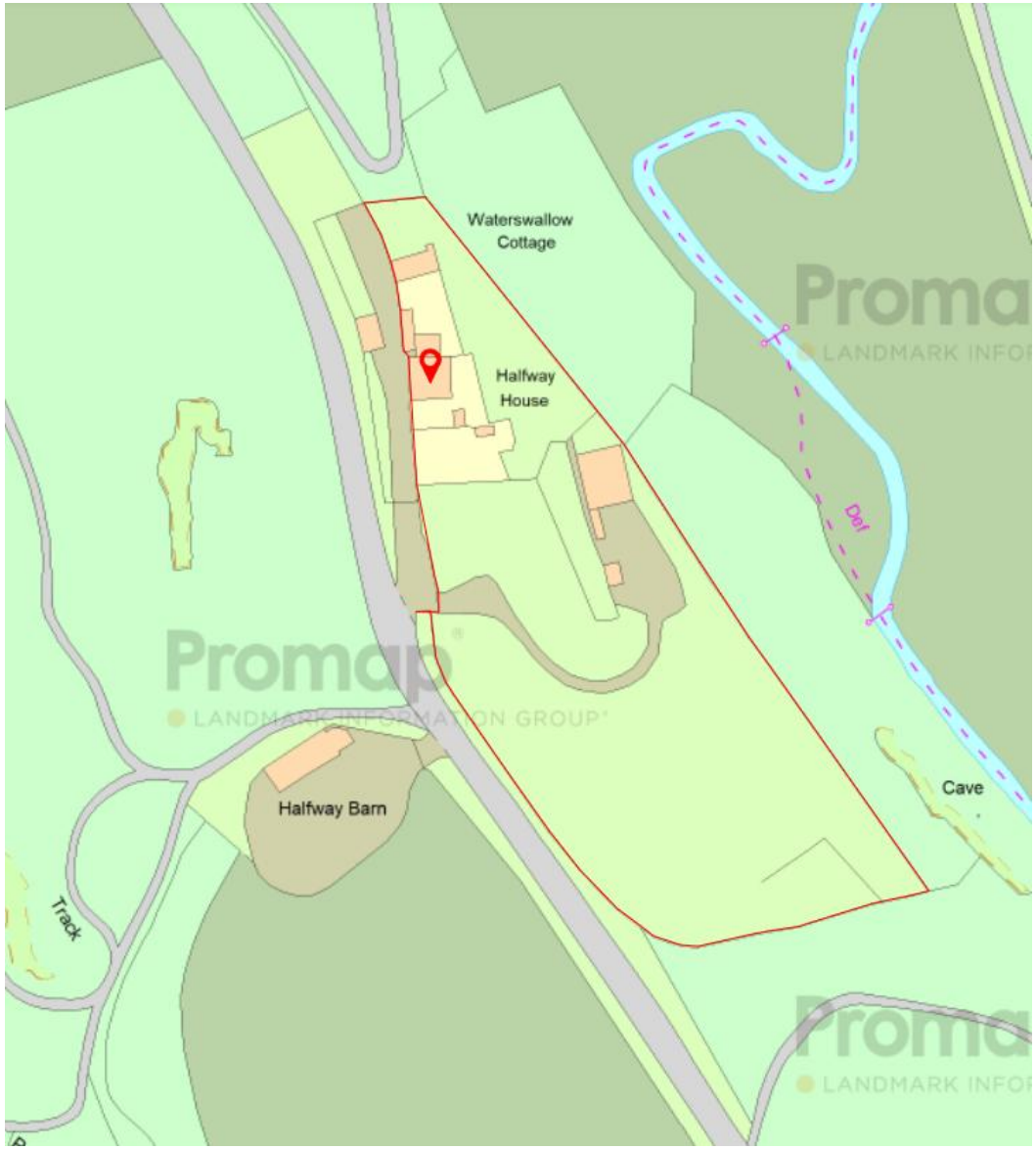
BEDROOM ONE
3.85 m(12'8'') x 3.30 m(10'10'')
Velux windows to either side. Exposed stone walls. Exposed beams. Radiator.

GARDEN & GROUNDS

GARDEN
Halfway House is approached via a gravelled drive which sweeps up the western edge of the property and through a timber five bare gate onto the parking area.

South facing, the garden enjoys a sunny aspect and within the attractive grounds there are numerous points of interest including a lawned flower garden to the immediate front of the property and beyond is a landscaped rockery garden with gravel pathways bisecting well stocked borders and an attractive water feature. A covered eating area provides a sheltered spot to sit out and dine and includes a working range oven. There is a productive small orchard with a variety of apple, plum and cherry trees. Outside water supply. Outside lights.

LAND
The land runs to the front of the property edged by stock proof fencing and hedge work to all sides. The land is currently largely open – but could be subdivided into several paddocks if required and would lend itself well to being utilised for further leisure uses if required – subject ot obtaining any necessary consents and permission.
There is an outside water supply and a separate access into the land



BUILDINGS

DETACHED BARN
Steel portal frame construction. Electric light and power: Split into two comprising;

WORKSHOP
6.00 m(19'8'') x 5.80 m(19'0'')

STORE ROOM
6.00 m(19'8'') x 6.20 m(20'4'')

Range of further timber stores, buildings and sheds.

Ground Floor
Approximate Floor Area
752 sq. ft
(69.88 sq. m)

Water Swallow Cottage First Floor
Approximate Floor Area
231 sq. ft
(21.43 sq. m)

Lower Ground Floor
Approximate Floor Area
227 sq. ft
(21.12 sq. m)

Woodpecker Cottage Ground Floor
Approximate Floor Area
249 sq. ft
(23.16 sq. m)

Woodpecker Cottage First Floor
Approximate Floor Area
120 sq. ft
(11.12 sq. m)

Water Swallow Cottage Ground Floor
Approximate Floor Area
434 sq. ft
(40.30 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. Mineral rights are not in hand and are not included in the sale.

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 the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Halfway House Score: D/62. Potential B/90 Waterswallow Cottage Score: E/52. Potential C/80. Woodpecker Cottage Score: C/73. Potential A/93

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 electric. Oil-fired central heating. Drainage to a septic tank. Water is from Yorkshire Water via a private supply.
Planning:	North York Moors National Park
Council Tax:	Band D
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode:	YO62 6UQ
Please note:	A Court Leet is payable for the driveway, dairy building and roadside marking stones – annual cost of £153.00.

Details prepared October 2025

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.