

MULGRAVE

— ESTATE —

To Let

Nineteenlands Farmhouse, Lythe, Whitby YO21 3SQ



A characterful five-bedroom farmhouse in a peaceful rural setting, enjoying open views across the surrounding countryside.

Located on the edge of the Mulgrave Castle grounds near Lythe, and within a short drive of Sandsend and Whitby, Nineteenlands Farmhouse offers an exceptional blend of country living with generous family accommodation. The property offers five bedrooms, spacious light-filled rooms, wraparound gardens, traditional outbuildings, stables and optional paddocks extending to approximately 12.75 acres.

The accommodation briefly comprises a recently fitted kitchen/diner, two reception rooms, one with an open fire and one with a multifuel stove, a utility room, cloakroom, five double bedrooms, a family bathroom and an en-suite bathroom.

Description:

Entrance Hall

Glazed front door leading into hall, radiator, coat hooks, laminate flooring.

Cloakroom

Toilet, basin, radiator, vinyl flooring.

Kitchen/Diner



Recently fitted cream shaker-style kitchen with integrated dishwasher, two integrated electric ovens, five-ring hob, metro-tiled splashback, extractor and 1.5 bowl stainless steel sink. The room also includes a TV point and aerial, door to the rear garden, three windows (two window seats), two radiators and laminate flooring.

Reception Room 1



Multifuel stove on stone hearth, three windows overlooking the gardens, two radiators, TV & telephone point, carpet, two ceiling lights & two wall lights.

Reception Room 2



Open fire with tiled surround, alcoves with built in shelving, window, radiator, carpet, pendant light, two wall lights and door leading out to rear garden area.

Utility Room

Kitchen units, stainless steel sink, plumbing for washing machine. Boiler, window, radiator.

Stairs leading to:

First Floor

Bedroom 1

Double room, beamed ceiling, window & Velux, carpet, radiator. Four double sockets, telephone connection.

En-suite

Beamed ceiling, WC, sink, bath with electric overhead shower, shaver/light, radiator, vinyl flooring, window and Velux.

Landing - laundry cupboard

Bathroom

WC, sink, bath with electric overhead shower, shaver/light, mirror, window, radiator and vinyl flooring .

Bedroom 2

Double room, beamed ceiling, sash and Velux windows, carpet, radiator. Four double sockets

Bedroom 3

Double room, two windows, carpet, radiator. Four double sockets

Bedroom 4

Double room, two windows, carpet, radiator. Three double sockets

Bedroom 5

Double room, two windows, carpet, radiator. Three double sockets

Outside – Selection of stone traditional outbuildings with power. Timber loose boxes. Large wraparound lawned gardens with flower beds, shrubs and fruit trees. Gravelled parking area for a number of cars. Three paddocks available approx. 12.75 acres (optional)



General Information

Available now.

The access lane is shared with a neighbouring property and is also used occasionally by the Estate to access adjoining land.

Offered unfurnished on an Assured Periodic Tenancy (APT)

Services

Mains electric, mains water (metered and recharged by the Estate to the tenant) oil heating. Septic tank. (maintained by the Estate)

Services such as broadband, telephone and television connections have not been tested or verified by Mulgrave Estate. Tenants will be responsible for all services and council tax in relation to the property.

Local Authority North Yorkshire Council

Rates Council Tax Band G

EPC Rating E 39

Rental £2495 p.c.m.

Deposit £2878

Viewing by appointment only. For further information or to arrange a viewing, please telephone (01947) 893239 or email Julie.brickley@mulgrave.net

Please note that these particulars are intended as a general guide only and do not constitute any part of an offer or contract.

