

ROADSIDE FARM, HARWOOD DALE



Semi-detached property, occupying an idyllic position within the pretty, unspoilt village of Harwood Dale, only a short drive from the sea-side resort of Scarborough

Well presented and up to date accommodation

Entrance Hall – Sitting Room – Living Dining Room – Farmhouse Kitchen – Utility with Cloak – Garden Room

Three first floor bedrooms, one with an en-suite bathroom and the main house bathroom

Extensive and mature garden and grounds with a lovely open aspect and attractive views.

Range of outbuildings including garage, storage and workshop

Ample off-street parking

NO ONWARD CHAIN

GUIDE PRICE £450,000

An attractively refurbished semi-detached period property occupying a peaceful rural position in Harwood Dale, with delightful far-reaching views and an accessible location, being just 10 minutes from Scarborough.

Roadside Farm is a distinctive period property, with an attractive stone design and slate roof, characteristic of the area. The property has been refurbished and reconfigured by the current owners, with a stylish farmhouse kitchen, two recently refitted bath and shower rooms and full redecoration throughout. Charming cottage gardens surround the property to two sides and there are a range of useful traditional buildings including a large double garage with plenty of parking to its front.

In all the house amounts to 1,630 square feet which in brief comprises the following accommodation. Entrance hallway, front facing sitting room with a wood burning stove, large living/dining room and farmhouse kitchen with utility cloakroom and a large conservatory leading off the kitchen making the most of the aspect across the Dale. Upstairs are three double bedrooms, one with an en-suite shower room and a main house bathroom with a high specification fitted suite.



LOCATION

The property is situated in a rural position in open countryside to the eastern side of Harwood Dale, yet is easily accessible to Whitby and Scarborough. Burniston is located 2.5 miles to the east and is a well-served village, providing a range of services, including shops/Post Office, garage, public houses together with a primary school.

The heritage coastline is nearby and there is a large amount of tourist attraction and outdoor recreation available in the area including footpaths and bridle ways.

Further amenities can be found in the seaside spa town of Scarborough approximately 6.5 miles East. There is a large range of amenities and services with shops, restaurants, public houses, theatres, golf courses, sports and leisure facilities and a railway station with connections to York, allowing access to the East Coast Mainline and therefore access to London within 2 hours. The historic City of York is situated approximately 40 miles away with mainline trains available to Kings Cross, London and Edinburgh in less than 2 hours.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite panelled front door with inset glazed pane. Stairs to the first floor with a fitted understairs cupboard. Window to the side. Radiator. Arched glazed double doors opening through to the Sitting Room. Wood effect LVT flooring.

SITTING ROOM

4.00 m (13'1") x 3.71 m (12'2")

Stone fireplace with a slate hearth and polished oak mantel housing a cast iron wood burning stove. Pair of fireside arched recesses. Casement window to the front. Radiator. Television point. Coving. Wood effect LVT flooring.



LIVING/DINING ROOM

5.90 m (19'4") x 3.55 m (11'8")

A generously proportioned room with space for both living and dining areas. Casement window to the side. Two radiators. Feature recess. Fitted storage cupboard. Wood effect LVT flooring. Coving.



FARMHOUSE KITCHEN

4.80 m (15'9") min x 3.35 m (11'10") min

Range of fitted kitchen cabinetry with quartz worktops incorporating a one and half bowl ceramic sink unit. Separate island unit with beech butcher block work tops. Oil fired Rayburn set in a tiled recess. Integrated electric oven and microwave. Four ring induction hob with extractor, Integrated dishwasher. Window to the side. Glazed door through to the garden Room. Pair of integrated fridges. Integrated freezer. Spiral radiator. Separate kitchen area with a lengthy stretch of workspace and matching fitted cabinetry. Velux roof lights. Wood effect LVT flooring. Radiator.



UTILITY AND CLOAKROOM

2.31 m (7'7") x 1.80 m (5'11")

Fitted worktops with a tiled back. Automatic washing machine point. Tumble drier point. Velux roof light. Extractor fan. Radiator. Low flush WC. Wash hand basin.

GARDEN ROOM

4.40 m (14'5") x 3.67 m (12'0")

A triple aspect room with a lovely open aspect taking in the far-reaching views. Exposed stone wall to part. Slate floor. Radiator. Door leading outside



FIRST FLOOR

LANDING

Radiator. Large walk in storage cupboard with hanging space.

BEDROOM ONE

3.75 m (12'4") x 3.70 m (12'2")

Dual aspect room with windows to both sides. Radiator. Loft inspection hatch .



BEDROOM TWO

3.60 m (11'10") x 2.70 m (8'10")

Casement window to the front. Radiator. Range of mirror fronted wardrobes.



EN-SUITE SHOWER ROOM

2.34 m (7'8") x 1.81 m (5'11")

Low flush WC. Wash hand basin. Corner shower cubicle. Recessed lights . Casement window to the front. Extractor fan. Fitted storage cupboard. Chrome heated ladder towel rail.

BEDROOM THREE

3.40 m (11'2") x 2.45 m (8'0")

Casement window to the side. Radiator.



BATHROOM

2.34 m (7'8") x 1.81 m (5'11")

Jacuzzi Bath. WC. Wash hand basin. Corner shower cubicle. Recessed lights. Casement window to the rear. Extractor fan. Chrome heated ladder towel rail.



GARDEN AND GROUNDS

The house stands within a quarter of an acre of attractively landscaped garden and grounds. A private driveway runs along the side of the garden, leading onto an area of hardstanding with parking for a number of vehicles and up to the large double garage. To the side and front are pretty cottage gardens, with established plantings and plenty of spots from which to enjoy the lovely position Roadside Farm sits in. There is an outside water supply.

OIL STORE - 2.70m(8'9") x 2.60m(8'6")

Stone and pantile traditional building housing oil tank.

DOUBLE GARAGE /TOOL SHED - 6.00 m (20'0") x 5.50m(18'0") plus 3.66m (12'0") x 3.26m(10'7")

An attractive two arched bay, double garage with wrought iron security doors over. Concrete floor with internal block walling, Workshop area with cobbled floor, shelving and fitted work benches. Mezzanine storage area. Electric light and power.





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

Services: Mains water and electricity. Drainage is to a renewed septic tank shared with The Barn, maintenance to be split 50/50. Central heating is oil fired via the Rayburn.

Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.

Council Tax: C

Post Code: YO13 0DB

EPC: Current E49. Potential B85

Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

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