



Duncombe House, Westerdale
£450,000





Duncombe House

Westerdale, Whitby

A Rare Opportunity to Acquire a Beautifully Renovated Grade II Listed Country Cottage in the Heart of Westerdale.

- Grade II Listed Stone Property
- Working Victorian Range
- Multifuel Stove
- Four bedrooms & Two reception rooms
- Principal bedroom with en-suite and walk-in wardrobe
- Ground floor toilet and utility room
- Fully boarded attic with staircase
- New sealed central heating system powered by Rayburn
- Double glazed sash windows
- Double driveway to rear of property
- New velux conservation windows
- External water supply to front and rear
- Outbuilding with mains power
- Stunning rural setting in the North York Moors village of Westerdale

Duncombe House

Westerdale, Whitby

An opportunity to purchase a beautiful Grade II listed country cottage in the North York Moors National Park, in the village of Westerdale.

Steeped in local history and full of character, this unique four-bedroom country home occupies a picturesque position overlooking open fields, hills and moorland within the sought-after village of Westerdale. Located only 2 miles from the village of Castleton, which hosts an OFSTED 'Outstanding' Primary School, local shops, petrol station, tearoom and public houses. The property effortlessly combines period charm with modern comforts, making it ideal for those seeking countryside living with local amenities.

This period property retains an abundance of original features and has been exceptionally maintained over the years. There are feature fireplaces, window seats, wooden beamed ceilings, internal bespoke oak joinery, doors and panelling that radiate warmth and character throughout the home. Recent high-quality improvements include stone flooring throughout the kitchen and utility areas, with a new Rayburn sealed central heating system, new bathrooms, utilities throughout and conservation velux windows.

The spacious accommodation briefly comprises a cosy living room with multi-fuel stove, a generous second reception room with working open fire victorian range cooker, separate kitchen with breakfast bar and Rayburn, utility room/boot room and a convenient ground floor W.C. To the first floor are four bedrooms, the main bedroom features an en-suite and walk-in wardrobe. There is also a four-piece family bathroom with an adjoining storage room.

A further staircase leads to a fully boarded attic room, with two new Velux windows and potential to convert to a fifth bedroom (subject to planning/building regulation approval). There is also a second attic room with fitted shelving for storage and pull-down ladder for access.

Externally the front elevation has open countryside and moorland views. The established garden is enclosed with stone wall boundaries. There is an expanse of lawn, shrubbery, trees, vegetable patches and seating area. To the rear a private courtyard hosts a barbecue area, with outbuilding and undercover seating area, log store and oil tank. Gated access leads to the double driveway and further log stores and coal storage.





Buyers Identification Check(s)

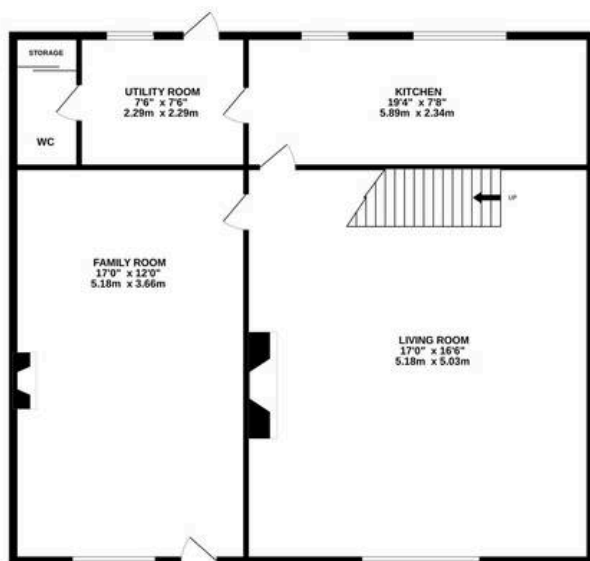
Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF:

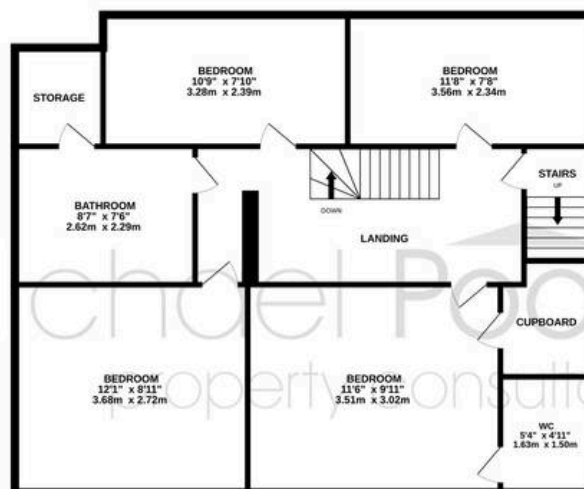
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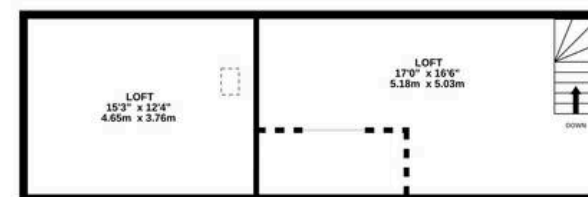
GROUND FLOOR
1476 sq.ft. (137.1 sq.m.) approx.



1ST FLOOR
1340 sq.ft. (124.5 sq.m.) approx.

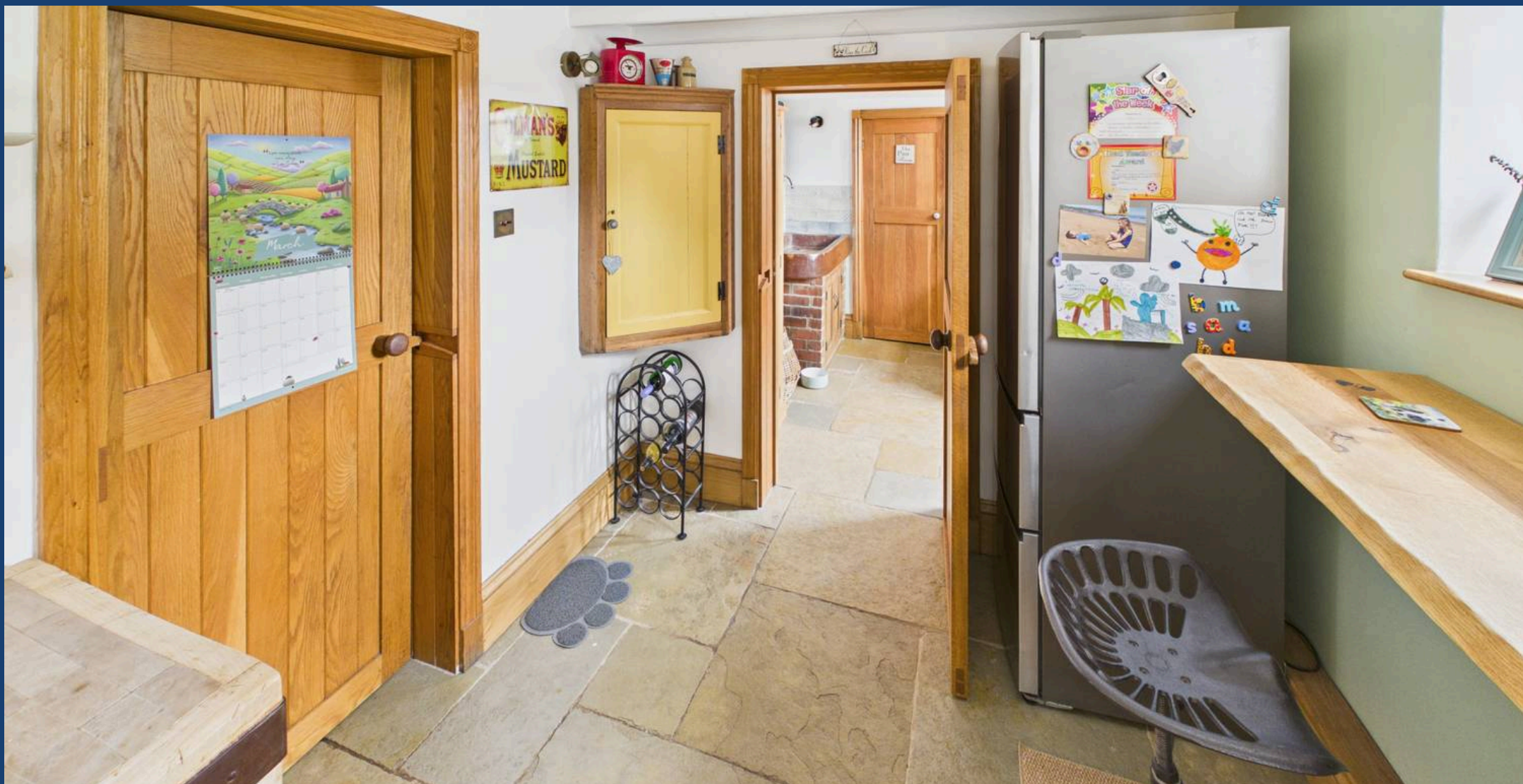


2ND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 3341 sq.ft. (310.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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