

MILL HILL FARM
UGTHORPE, NORTH YORK MOORS NATIONAL PARK

Cundalls





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UGTHORPE, WHITBY

NORTH YORK MOORS NATIONAL PARK

YO21 2BG

Whitby 10 miles, Guisborough 13 miles, Middlesbrough 23 miles, York 51 miles (all distances approximate)

A well-equipped equestrian and lifestyle property, comprising a beautifully restored period property, 10.5 acres of land, all weather horse arena, stables, and barn.

- Characterful stone farmhouse providing 1,570 square feet of accommodation, stylishly presented throughout and with a versatile layout of rooms.
- Entrance Vestibule – Boot Room with Utility – ground floor Shower Room - Farmhouse Kitchen – Dining Room - Sitting Room
- Master bedroom with freestanding bath – two further double Bedrooms - first-floor Shower Room
- Set within land and grounds amounting to 10.5 acres, of which 9.6 acres comprises gently undulating grazing land, arranged as a series of paddocks. Attractively landscaped grounds and vegetable garden.
- Range of buildings including stable block, tool shed and agricultural barn – large area of hardstanding.
- All weather arena and excellent hacking from the doorstep.
- Wonderful rural location with lovely far-reaching views.

OFFERS IN THE REGION OF £875,000

DESCRIPTION

A beautifully situated and well-equipped equestrian and lifestyle property set in 10 acres of land, located in an open position with far reaching views. Mill Hill Farm comprises a characterful stone farmhouse which has been comprehensively refurbished and extended over the past three years, creating a well specified and comfortable home with a versatile layout of rooms. The property has been thoroughly improved and provides 1,570 square feet of accommodation with work undertaken including new bathroom and kitchen fittings, renewed electrics and central heating with underfloor heating to the ground floor and a substantial extension to the western side of the house. A former dairy has been incorporated into the main house creating a fantastic main reception room, with vaulted ceilings and French doors to the north, framing what is a superb view looking across the land towards the sea in the far distance.

Mill Hill Farmhouse has been finished to a high standard, with quality fittings and fixtures throughout. In brief the accommodation comprises: entrance vestibule, boot room and utility with ground floor shower room. A double aspect, farmhouse kitchen fitted with a range of slate topped kitchen cabinetry and quality appliances. Separate dining room with multi fuel stove and the main reception room which has as triple aspect, superb views and a further wood burning stove. The property provides three double bedrooms, with the master including a freestanding tub with a view over the fields along with a main house shower room.

An ideal equestrian property with over 9 acres of grazing, an all-weather horse arena and both a modern agricultural building and a traditional range of stables. There is excellent hacking to be had from the doorstep with miles of bridleways crossing the moors in all directions. The property faces south and has landscaped private garden and a productive vegetable garden with polytunnel, an ideal property for those looking for their own slice of 'The Good Life'.

LOCATION

Mill Hill Farm is set on the fringes of Ugthorpe village, a small village which lies within open countryside around 10 miles to the north of Whitby. Whitby is a popular and picturesque seaside town with both a strong maritime and literary history. Today Whitby is a fascinating mix of eclectic shops and high-quality restaurants, at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park.

ACCOMMODATION

ENTRANCE PORCH

Composite front door. Boot room with space for coats and boots.

UTILITY ROOM

4.40 m (14'5") x 4.00 m (13'1")

Quarry tiled floor. Joiner built housekeepers cupboard with fitted drawers and storage. Stairs to the First Floor to Bedroom Three with a pair of fitted understairs cupboards. Half glazed door to the front. Casement window to the front. Beamed ceiling. Utility cupboard housing the automatic washing machine point, fuses and manifold for the underfloor heating.



SHOWER ROOM

1.70 m (5'7") x 1.26 m (4'2")

Walk in shower cubicle with a fully tiled surround and a rain head shower overhead. Low flush WC. Pedestal wash hand basin. Electric wall heater. Extractor fan. Quarry tiled floor.

FARMHOUSE KITCHEN

4.57 m (15'0") x 4.42 m (14'6")

Range of fitted kitchen cabinetry with slate worktops, incorporating an inset sink unit with mixer and separate Quooker tap. Space for a range oven within a tiled surround. Integrated dishwasher. Fitted full height units with space for an American style fridge freezer. Original range with bread oven set within a dressed stone surround. Fitted fireside recess with shelving. Quarry tiled floor. Stairs to the first floor. A dual aspect room with windows to the front and rear. Beamed ceiling



DINING ROOM

4.71 m (15'5") x 4.57 m (15'0")

Dual aspect room with casement windows to the front and rear. Oak floor. Wall lights. Cast iron wood burning stove set with an oak fireplace with slate hearth. Beamed ceiling. Understairs fitted cupboard.



LIVING ROOM

5.82 m (19'1") x 4.30 m (14'1")

Vaulted ceiling with exposed beams and joists. Fully glazed door with matching full height panes to either side and enjoying a lovely aspect. Window to the side. Half glazed stable door to the front. Oak floor. Wood burning stove set upon a slate hearth with Fired Earth tiled surround. Television point.



FIRST FLOOR

LANDING

Oak floor. Loft inspection hatch – the loft is part boarded for storage, well insulated has an electric light and houses the mains pressure water tank.

BEDROOM ONE

4.60 m (15'1") x 4.50 m (14'9")

A dual aspect room with casement windows to the front and rear. Oak floor. Column radiator, Large fitted storage cupboard. Freestanding slipper bath, set upon a tiled base with an adjacent heritage style column radiator with heated towel rail and having a view over the land, towards the sea in the distance.



BEDROOM TWO

3.00 m (9'10") x 2.46 m (8'1")

Casement window to the front. Oak floor. Column radiator. Fitted over stairs storage cupboard.



SHOWER ROOM

3.11 m (10'2") x 2.00 m (6'7")

Walk in shower cubicle with a fully tiled surround and a dual rain head shower overhead. Low flush WC. Pedestal wash hand basin. Heritage column radiator with heated towel rail. Casement window to the rear. Extractor fan. Airing cupboard fitted with slatted shelving.



BEDROOM THREE

3.83 m (12'7") x 3.42 m (11'3")

A dual aspect room with casement window to the front and a conservation roof light to the rear. Oak floor. Heritage style column radiator with heated towel rail. Wash hand basin with fitted storage. Fitted over stairs storage cupboard. Inter-connecting door to Bedroom One.



GARDEN & GROUNDS

Mill Hill Farm is approached along a lengthy, private, tarmac driveway which opens out onto a large area of hardstanding. The property faces south and has a sheltered, easy to care for front garden with a pretty, well stocked main border, broad stone flagged terrace which has a small outdoor kitchen set up to the side for the sunnier months.

To the far side stands a substantial poly tunnel with both power and water and a vegetable garden with raised beds, set within a small orchard of fruit trees.

LAND & BUILDINGS

In all the property is situated within 10.5 acres, of which 9.6 acres comprises grazing land. The land gently slopes away from the house, forming four paddocks, utilised as grazing and mowing land with benefit of a water supply. The land is securely stock fenced with a combination of fence work and mature hedgerows.

ALL WEATHER ARENA/MENAGE

Measuring 50.00 m x 20.00 m =. Silica sand and rubber surface. Well drained. Boarded to part.

STABLE RANGE

Traditional stone and tile construction. Water supply

LOOSE BOX

4.00 m (13'1") x 4.00 m (13'1")

Electric light and power.

FEED STORE

4.00 m (13'1") (12'7") x 1.94 m (6'4")

Electric light and power.

LOOSE BOX

4.00 m (13'1") x 4.00 m (13'1")

Electric light and power.

TACK ROOM

4.00 m (13'1") x 3.00 m (9'10")

Electric light and power. Sink. Plumbing for a washing machine.

TOOL SHED

3.90 m (12'7") x 2.18 m (11'3")

Electric light and power.

GENERAL AGRICULTURAL BUILDING

12.00m (12'7") x 9.00 m (11'3")

Steel framed with Yorkshire boarding under a profile steel roof. Two bays wide. Concrete floor on a split level. Electric power and light. Potential for further stabling. Water supply





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. **Common Land:** The tarmac road leading from the council-maintained road to Mill Hill Farm crosses' common land. There is a full, unrestricted right of way for Mill Hill Farm over this road. The two fields to the immediate front of Mill Hill Farm amount to approximately 3 acres are common land for the grazing of sheep only. It is understood that this is registered to the current owners of Mill Hill Farm and can be transferred across to a new owner.

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. Sporting rights are in hand and are included in the sale.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Current Score D/59 Potential Score 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 water and electric. Sewage treatment plant (Recently replaced and compliant). Oil fired central heating.
Planning: North York Moors National Park
Council Tax: Band E
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: YO21 2BG
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 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.

