

# MULGRAVE

— ESTATE —

To Let

**Howe House,**

**Egton, nr Whitby YO21 1UH**



**A four bed farmhouse with a range of outbuildings, paddocks and an optional field. Set between Egton and Ugthorpe with glorious views towards the Esk Valley and beyond. With a walled garden, plenty of parking and set in a peaceful rural location. Howe House is the ideal rural retreat.**

**With access to the nearby A171, Whitby is only eight miles away, 25.4 miles to Middlesborough and 46.5 miles to York.**

**This family home briefly comprises an entrance hall, living room with multifuel stove and newly fitted kitchen/diner with multifuel stove, shower room and utility on the ground floor. To the first floor there are four double bedrooms and a family bathroom.**

**With the option of a grazing field (4 acres) vegetable plot (0.29 acres) and two smaller paddocks this would suit someone seeking a countryside home with possibilities for a keen gardener, a pony or two and chickens.**

**An enclosed courtyard of traditional buildings includes a number of loose boxes and parking for a number of vehicles.**

## **Description:**

### **Entrance**

Storage room. Boiler, tiled floor, door leading into hallway.

### **Hall**

Stairs, door leading to garden. New "oak" laminate flooring.

### **Kitchen/Diner**



Newly fitted kitchen wall and base units, new electric range cooker with ceramic hob, stainless steel splashback and extractor. Sink with mono tap, integrated dishwasher, new "oak" laminate flooring. Multifuel stove set on a stone hearth, original built in cupboard, three windows, radiator.

## Reception



Multifuel stove, dressed stone feature wall, alcoves, carpet, radiator, window overlooking walled garden.

## Utility room

Sink, base unit, space for a washing machine.

## Shower room

Walk in cubicle with electric shower, w.c. handbasin, heated towel rail, window.

## Stairs leading upto

## First Floor

## Landing

## Family Bathroom



White suite comprising sink, bath with electric shower over, w.c. vinyl flooring, radiator, window.

### **Bedroom 1**



Double room, carpet, two windows, carpet, feature fireplace and radiator. Views over garden and countryside.

### **Bedroom 2**



Double room, carpet, window, feature fireplace, radiator. Views over courtyard.

### **Bedroom 3**



Double room, carpet, window, radiator. Interconnecting door to bed 4. Views over the walled garden and countryside.

## Bedroom 4

Double room, carpet, window, radiator. Interconnecting door to bed 3. Storage cupboards housing water tank.

## Outside



Aerial shot from 2019

Parking for a number of vehicles. Courtyard of traditional outbuildings, including a number of loose boxes, some with power and lighting. Front walled garden has a lawn, flower beds and a stone patio area. At the rear is a lawned area with flower beds. Outside tap.

**General Information** - Available now.

The property is reached by a farm track through a neighbouring farm yard (shared access)

The house will be offered unfurnished on an Assured Periodic Tenant (APT)

Option - if the land is to be included other forms of tenancy may be considered

## Services

Mains electric, mains water, septic tank, oil heating. Services eg internet, tv have not been tested or verified as working 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 E

**EPC Rating** E 43

**Rental** £2295.00 pcm

**Deposit** £2645.00

**Viewing strictly by appointment only, please telephone (01947) 893239 or email [Julie.brickley@mulgrave.net](mailto:Julie.brickley@mulgrave.net) for any further information.**

Please note these details are set out as a general outline only and do not constitute an offer or contract.

