



Mill Hill, Shaw End, Lealholm

RICHARDSON & SMITH

Chartered Surveyors • Estate Agents • Auctioneers • Valuers



Mill Hill, Shaw End, Lealholm, Whitby North York Moors National Park



A SPLENDID 3 BEDROOM FORMER FARMHOUSE THAT HAS BEEN EXTENDED AND COMPREHENSIVELY REFURBISHED TO A VERY HIGH QUALITY BY THE CURRENT OWNERS TO CREATE A WONDERFUL HOME SET IN FABULOUS GARDENS INCLUDING A RANGE OF GARAGE OUTBUILDINGS PROVIDING AMENITY WITH POTENTIAL FOR FURTHER DEVELOPMENT.

Accommodation:

Entrance Lobby and Hallway, Dining Kitchen with Utility, Lounge, Sewing Room, Garden Room, Dining Room, Study, WC Cloakroom.

Landing, 3 Double Bedrooms, Bathroom, Separate Shower Room.

Outbuilding comprising: Double Garage, Workshop, Stores Scullery. Office, Cloakroom and Work Room.

Gardens, Driveway Parking, Greenhouse.



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PARTICULARS OF SALE

Nestling in a rural location about a mile south of Lealholm village on the edge of the moor, this property has wonderful views over the landscape of the North York Moors National Park. Comprehensively refurbished and extended by the current owners, Mill Hill was a working farm that has been very carefully modernised to become a stylish family home set in just over half an acre of beautifully landscaped gardens.

The house has been created with superb attention to detail and offers 3 double bedrooms and 4-5 reception room all presented to the highest standard with features including bespoke mahogany paneling and good quality fixtures and fittings including built-in furniture. Outside the property includes a substantial traditional style outbuildings comprising a double garage and workshop, stores, a scullery and 2 first floor rooms providing an office, cloakroom and workroom. It would be relatively simple to convert this building into additional residential accommodation (subject to obtaining suitable planning) as an annex or holiday let.

From the paved stone patio on the south side of the house, a part glazed hardwood entrance door opens into...

Entrance Hallway: with a tiled floor and part paneled walls and a part-glazed inner door with leaded stained glass sections opening into the hallway. The entrance hall has a bespoke piece of furniture built in made out of mahogany including a bench seat, shoe rack, coat hooks and a shelved storage cupboard.

Hallway: An L-shaped hallway with a hardwood front door and 2 windows also looking out onto the graveled driveway and garden. Part paneled walls with mahogany paneling, tiled and polished boarded floors plus a beamed ceiling. The staircase rises from the hallway and has a storage cupboard beneath. Oak internal doors open to....

Dining Kitchen plus Utility: The dining kitchen comprises two interconnecting rooms linked by an archway with a Welsh slate floor plus a door opening onto a separate utility.

Kitchen Area: 10'10 x 10'5 The kitchen is fitted with a range of cabinets finished in solid oak with polished granite worktops. The cabinets lie at base and wall levels and include drawers, a display cabinet, wine rack and shelving. Fittings include twin inset stainless steel sinks, microwave, concealed dishwasher and a range-style electric Leisure Classic oven with matching extractor hood. Under and over unit lighting, plus inset spotlights.

Dining Area: 12'3 x 10'1 With sash windows to the side and front the dining area is large enough for a family dining table. Central heating radiator and door to ...

Utility Area: 10'1 x 3'0 Housing the oil central heating boiler, the utility has shelving and plumbing for an automatic washing machine and tumble dryer.



Lounge: 22'3 x 11'4 (max) The principle reception room is nicely proportioned with a 2x sash windows facing to the rear, each with oak paneled window seats. Polished solid wooden floor and beamed ceiling. The focal feature of the room is a wide stone inglenook fireplace within which is set a Hunter multi-fuel stove on a stone hearth. Central heating radiator with handmade hardwood cover. Wall lights and lamp circuit. Part glazed double doors lead through to ...

Sewing Room: 12'1 x 10'1 A useful additional reception area currently used as a sewing room with a tiled floor and a sash window on the side looking up towards the moor. Central heating radiator, ceiling cornice and rose. Part glazed double doors open through to ...



Garden Room: 12'10 x 8'6 Set on the south facing rear of the building, the garden room is single glazed with a tiled floor and a tiled roof. A door opens out onto the patio. Empire fan light fitting and power sockets.

Formal Dining Room: 17'2 x 12'6 A good second reception room a twin sash window facing to the front and further windows to either side. Polished wooden floor, Open fireplace with slate hearth, cast iron inner and moulded mantel. Beamed ceiling, 2x central heating radiators, Wall lights and lamp circuit.

Study: 9'7 x 7'8 (plus cabinets) Situated at the side of the house with a window looking up towards the moor, the study has a beautiful range of handmade hardwood shelves and cupboards including illuminated display cases. Central heating radiator, fitted carpet.

Cloakroom: The cloakroom has a small window and a tiled floor. The suite comprises a WC with a cistern concealed behind hardwood paneling which also includes vanity storage. Wash hand basin, extractor fan and central heating radiator

1st Floor:

The paneled hardwood staircase rises from the hallway to an L-shaped galleried landing with 2 windows facing over the front garden, polished pine floor and doors opening to...

Bedroom 1: 15'10 x 15'7 A huge double bedroom with sash windows looking out to the front and rear, wash basin set in vanity unit with mirror and light over. Fitted carpet and central heating radiator.



Bedroom 2: 17'2 x 12'6 A double bedroom with sash windows facing to either side and 2 further windows to the front. The room has a suite of built-in furniture including wardrobes, cupboards and shelves plus 2 matching chests of drawers. Cast iron bedroom fireplace with slate hearth, polished wooden floor, 2x central heating radiators.

Bedroom 3: 12'2 x 8'9 A third double bedroom with a sash window facing to the rear, polished pine floor and central heating radiator. Recessed wardrobes have been built-in along one wall with shelves and hanging rail.

Bathroom: 13'2 x 8'5 The bathroom has a polished pine floor and a window to the rear. White suite comprising a freestanding roll-rim bath, pedestal wash basin and a WC with a concealed cistern set into a paneled wall including vanity storage and an airing cupboard. Inset spot lighting, extractor fan, central heating radiator and central heating towel rail.

Separate Shower Room: 7'8 x 5'9 fitted with a white suite comprising a pedestal wash basin and a large corner shower cubicle with a Triton thermostatic fitment and glass screen. Inset spot lights including extractor fan. Polished pine floor, window to the side and central heating radiator.



Outside

The property is set in gardens and grounds extending to just over half an acre. The gardens are enclosed by a dry stone wall and is a stunning setting for the house with lawns to both the front and rear and borders planted with flowers and shrubs. There is also a vegetable plot and a timber framed greenhouse. There are wide paved stone patio areas to both the front and side of the house.

There is a wide graveled driveway and turning circle to the rear of the house and a brick paved driveway leads up to a wide circular turning and parking area giving access to the garage block in front of the house.

Garage Block

Built with lined stone walls under a clay tiled roof, this splendid outbuilding offers garaging, storage, amenity and the potential for further development, subject to planning. Electric lighting and power, water and drainage are all connected.

Garage: 23'5 x 19'0 A spacious twin garage with remote electric roller shutter doors, windows to the rear, hatches to the storage loft over and a connecting door to the adjacent workshop.

Covered Entrance: 10'4 x 8'6 with a stone paved floor, lighting and a paneled roof

Potting Shed: 9'3 x 6'2 With a door and window facing into the covered entrance, built-in work bench and storage shelving.

Fuel Store: 8'6 x 6'8 With a door and window facing into the covered entrance.

Workshop: 17'7 x 9'5 With a built-in work bench, window to the rear and double doors out into the covered entrance. This room also houses the oil storage tank.

Scullery: 19'0 x 8'9 plus 10'2 x 7'2 A large L-shaped room with a door and window facing to the front and a further window facing to the rear. Vinyl flooring, fitted base and wall cabinets with laminate worktop, ceramic sink. A staircase in the corner of the room rises up to ...

1st floor: set within the roof space of the building

Office: 18'8 x 15'7 (overall) With pine paneled walls and ceiling, a window to the gable and 2x Velux rooflight windows to the front. A corner of the room has been partitioned to provide a Cloakroom with a white suite comprising a low flush WC and wash hand basin. A connecting door opens through into...

Work Room: 18'8 x 17'4 Also with pine paneled walls and ceiling, the work room has 2x Velux rooflight windows to the front and a low connecting door to ...

Storage Loft: 23'5 x 8'10 (between roof purlins) A useful boarded storage area with a window to the gable and hatch access down to the garage beneath.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: From Whitby head towards Guisborough on the A170, turning left where signposted and pass through Stonegate into Lealholm village. Cross the bridge and head south out of the village towards Fryup and you will find Mill Hill on your left hand side about a mile from the village centre. See also location plan.

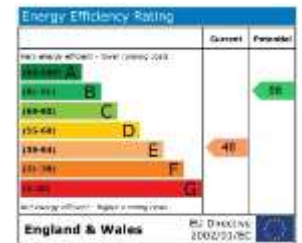
Services: The property is connected to mains water (metered) and electricity. Drainage runs to a private septic tank. Heating is provided by an oil fueled central heating boiler located in the utility area off the kitchen which is also linked to a back boiler to the Hunter multi-fuel stove positioned in the Lounge.

Common Land: The property pays a small annual 'fine' to Danby Court Leet (currently in the order of £5) in respect of the access track leading to the property across the adjacent common land.

Planning Authority: The property lies within the North York Moors National Park. Tel: 01439 770657.

Council Tax Banding: 'D' £1,662 payable for 2016-17 (verbal query only) Scarborough Borough Council Tel 01723 232323.

Post Code: YO21 2AT



IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

