

HOLME FARM FARMHOUSE & THE FOLLY 52-54 HIGH STREET, HINDERWELL



Georgian farmhouse with a newly completed holiday cottage and a range of traditional buildings, located in the heart of the village, within easy reach of Whitby and the heritage coast.

Holme Farm Farmhouse: 2,394 ft² in total: Entrance Hall – Sitting Room – Living/Dining Room – Kitchen
Four first floor bedrooms- bathroom – large attic with potential to redevelop.

The Folly: Recently completed characterful barn conversion. Two double bedrooms – large open plan dining kitchen
living room with snug and wet room. Sheltered private garden.

Buildings: Range of traditional outbuildings offer further potential
Pretty gardens and off-street parking.

GUIDE PRICE £575,000

A characterful pair of properties, centrally located within an accessible village, surrounded by the beautiful countryside of the North York moors National Park and Heritage Coast.

Holme Farm Farmhouse comprises an attractive Grade 2 listed property, which still showcases several lovely period features and has the elegant, beautifully proportioned rooms typical to the Georgian age. In all the accommodation amounts to 2,394 square feet and is arranged over three floors. In brief the accommodation comprises; entrance hall, large front facing living room with open fire, study/snug to the rear and a large living and dining room which opens into the kitchen at the rear. On the first floor lie four double bedrooms and a large house bathroom. The second floor comprises two very generous attic rooms, which offer potential to be incorporated into the already sizeable accommodation.



The Folly is an imaginative conversion of a former stone barn, the renovation paid exceptional attention to detail, retaining plenty of character touches whilst reimagining the accommodation to create a flexible arrangement of rooms, which have been finished to a super standard. Up to three bedrooms, large shower room, dining kitchen with a part vaulted ceiling and large living room with separate mezzanine snug. The Folly has a private courtyard garden to the rear and adjoining storage building. Currently let out as a successful holiday cottage, The Folly offers great income potential.

Range of traditional outbuildings which currently provide useful storage, but could potentially be redeveloped into ancillary accommodation, or as an additional let; subject to obtaining all necessary planning consents and permissions.

LOCATION

Hinderwell is a traditional edge of coast village located in the North York Moors National Park situated between the picturesque and sought after fishing villages of Staithes and Runswick Bay and lies approximately 8.5 miles from Whitby to the South, 20 miles to the Teesside area to the West and 10 miles to Saltburn to the North.

Hinderwell village offers a reasonable range of local amenities including public house, garage, primary school, fish and chip shop, post office/village stores and hair salon. A further range of amenities are available in Staithes approximately 1 mile to the North and a large range of amenities and services can be provided in the historic seaside resorts of Whitby and Saltburn both of which are within 10 miles of the village.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Panelled front door with glazed window light overhead. Casement window to the rear. Stairs to the first floor with large under stairs cupboard. Radiator.

SITTING ROOM

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

Sash window to the front elevation with panelled surround. Radiator. Wood burning stove set in a recess with stone hearth and oak mantel. Pair of original fireside fitted cupboards with glass fronts. Coving. Picture rail. Radiator. Television point.



DAIRY/STUDY

4.00 m (13'1") x 2.80 m (9'2")

Dual aspect room with windows to the rear and the side. Radiator. Coving.

LIVING/DINING ROOM

4.56 m (15'0") x 4.30 m (14'1")

Sash window to the front. Flagstone floor. Cast iron wood burning stove. Radiator. Television point.



KITCHEN

4.30 m (14'1") x 2.40 m (7'10")

Fitted base and wall units. Stainless steel sink unit. Washing machine point. Integrated double oven. Domino hob with extractor overhead. Flagstone floor. Worcester gas fired combi-boiler. Radiator. Window to the rear. Beams.



FIRST FLOOR

Casement window to the rear. Fitted cupboard. Radiator. Beamed ceiling.

BEDROOM ONE

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

Sash window to the front elevation with panelled surround. Fireplace with a pair of fireside fitted cupboards. Beamed ceiling. Radiator.



BEDROOM TWO

4.00 m (13'1") x 3.94 m (12'11")

Sash window to the front elevation. Beamed ceiling. Fitted storage cupboard. Radiator.



BEDROOM THREE

3.96 m (13'0") x 2.90 m (9'6")

Casement window to the rear. Radiator.

BEDROOM FOUR

2.78 m (9'1") x 2.52 m (8'3")

Sash window to the front elevation with panelled surround. Beamed ceiling. Radiator.

BATHROOM

3.58 m (11'9") x 3.20 m (10'6")

Bath with tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Floorboards. Fitted linen cupboard. Radiator. Casement window to the rear. Beamed ceiling. Stairs to the second floor.



SECOND FLOOR

ATTIC ROOM ONE

7.00 m (23'0") x 5.00 m (16'5")

Window to the side. Exposed beams. Wooden floorboards.

ATTIC ROOM TWO

7.00 m (23'0") x 5.80 m (19'0")

Window to the side. Exposed beams. Wooden floorboards.



THE FOLLY



ENTRANCE HALL

Panelled front door. Exposed wide floorboards. Radiator. Feature beams.

DINING KITCHEN

4.70 m (15'5") x 4.47 m (14'8")

Range of fitted base units with butcher block worktops incorporating stainless steel sink unit with mixer tap. Integrated Prima electric oven. Integrated four ring hob. Integrated slim fit dishwasher. Integrated fridge with cool box. Integrated washing machine point. Radiator. Television point. Flagstone flooring. Vaulted ceiling to half with glazed west gable end. Glazed door to the courtyard garden.



BEDROOM ONE

3.50 m (11'6") x 3.00 m (9'10")

Casement window to the front. Exposed stonework to part. Feature beamed ceiling. Radiator. Alcove. Recessed ceiling lights.



BEDROOM TWO

3.00 m (9'10") x 2.15 m (7'1")

Beamed ceiling. Internal windows cupboard

WET ROOM

2.91 m (9'7") x 1.40 m (4'7")

Fully tiled walls and floor. Shower. Low flush WC. Wall hung wash hand basin. chrome heated ladder rail. Extractor fan. Electric light and shaver point. Window to the front.



FIRST FLOOR

LIVING ROOM WITH SLEEPING AREA

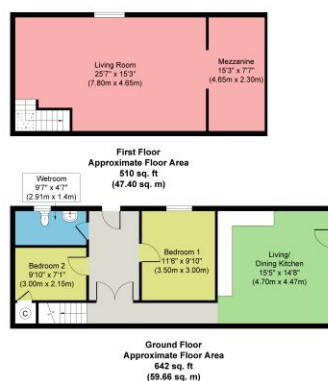
7.80 m (25'7") x 4.65 m (15'3")

Exposed wooden floorboards. Window to the front. Velux roof light to the rear. Wall light point. Exposed beams. Television point.

MEZZANINE SNUG

4.65 m (15'3") x 2.30 m (7'7")

Floorboards. Beams. Looking down to the kitchen.



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 lending 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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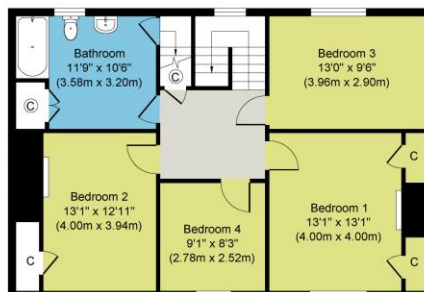
OUTSIDE

Holme Farm Farmhouse sits back from the roadside behind a neat cottage, style garden. To the side lies the driveway, with off street parking for up to two vehicles. A small garden area for the Farmhouse lies immediately to its rear, whilst The Folly has a separate, private courtyard garden. Outside electric point..

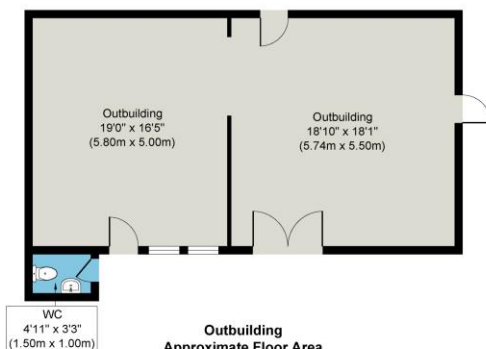
BUILDINGS

At the rear of the farmhouse lie a range of traditional outbuildings, believed to be the original farmhouse, they date back to the early 18th century. In all 703 square feet of space and offer valuable storage or potentially could be redeveloped into further ancillary or holiday accommodation, subject to all necessary planning.

Adjoining The Folly is a further stone outbuilding, housing the gas fired combi central heating boiler for the holiday cottage.



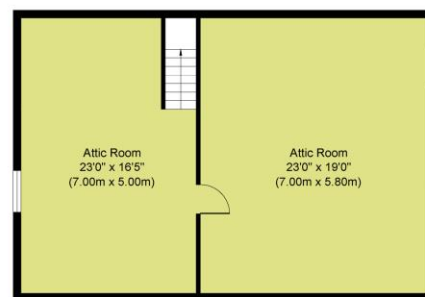
First Floor
Approximate Floor Area
798 sq. ft
(74.13 sq. m)



Outbuilding
Approximate Floor Area
703 sq. ft
(65.32 sq. m)



Ground Floor
Approximate Floor Area
798 sq. ft
(74.13 sq. m)



Second Floor
Approximate Floor Area
798 sq. ft
(74.13 sq. m)

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GENERAL INFORMATION

Services: Mains water, drainage, gas and electricity. Gas fired central heating.
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
 Council Tax: E
 Post Code: TS13 5ES
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Photos taken & brochure prepared April/May 2023

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.

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.

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