



MICKLEBY LODGE
MICKLEBY, NORTH YORK MOORS NATIONAL PARK





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NORTH YORK MOORS NATIONAL PARK
TS13 5LT

Whitby 8 miles, Guisborough 13 miles, Middlesbrough 23 miles (all distances approximate)

A privately situated residential smallholding, comprising an attractive period property, land and grounds of 4 acres and a comprehensive range of buildings.

- Quietly positioned down a lengthy private driveway and affording far reaching views over open countryside.
- Detached stone house providing over 1,700 square feet of accommodation which offers a versatile layout of rooms.
- Grounds and land of 4 acres; ideal for those with equestrian or smallholding interests.
- Range of buildings which offer some potential for redevelopment, subject to all necessary planning consents.
- Located on the fringes of Mickleby, within easy reach of Sandsend and Whitby.

OFFERS IN THE REGION OF £700,000

DESCRIPTION

Privately situated in a secluded position, Mickleby Lodge comprises a nicely presented detached property, set in a ring fenced position with surrounding grounds and land amounting to around 4 acres in total and including a comprehensive range of modern and more traditional agricultural buildings. An ideal lifestyle or smallholding property with the buildings offering some potential for further development, subject to all necessary consents.

The house is believed to date back to the early 19th century and is an attractive traditional stone build. The house was extended and modernised by the current owner about 25 years ago to provide a comfortable family home which amounts to 1,729 square feet of accommodation. Many of the rooms are dual, if not triple aspect, affording it an usually light and bright feel.

In brief the house provides the following accommodation: central entrance hall, breakfast kitchen with granite topped units and a separate utility room with cloakroom. Two front facing reception rooms, one with an open fireplace. There are up to four bedrooms in total, with a large bedroom to the ground floor with an adjoining wet room and three first floor bedrooms, main house bathroom and a separate shower room.

The house occupies a lovely position which takes in far reaching views to the southwest. Garden and grounds surround the property to all sides, with grass paddock to the front and side. The property has been well cared for throughout with a range of modern and more traditional agricultural buildings arranged around a large area of hardstanding affording ample parking. The buildings currently provide excellent storage but could offer some re-development potential subject to all necessary planning consents and permissions.

LOCATION

Mickleby is a small village, located only a short distance from the sought-after coastal villages of Sandsend and Ruswick Bay. Mickleby itself has a pub within the village whilst a larger range of facilities can be found close by in either Whitby which is 8 miles away or Guisborough 13 miles distant.

ACCOMMODATION

ENTRANCE HALL

Fully glazed uPVC front door. Tiled floor. Stairs to the First Floor with understairs fitted storage. Radiator. Electric fuses and consumer unit.

UTILITY ROOM

3.30 m (10'10") x 2.80 m (9'2")

Fully glazed uPVC door out to the side. Range of fitted base and wall units with butcher block worktops incorporating a Belfast sink. Automatic washing machine point. Tiled floor. Windows to the rear and side. Floor standing Worcester oil fired boiler.

CLOAKROOM

1.67 m (5'6") x 0.80 m (2'4")

Low flush WC. Extractor fan. Tiled floor.

KITCHEN

4.71 m (15'5") x 4.00 m (13'1")

A light and bright room with a triple aspect. Range of bespoke kitchen cabinets with granite worktops incorporating an inset sink unit. Island unit with breakfast bar seating Rangemaster gas oven with extractor overhead. Dishwasher point. Integrated Neff microwave. Integrated fridge freezer. Tiled floor.





SITTING ROOM

4.70 m (15'5") x 3.94 m (12'11")

Casement window to the front elevation. Open fire set within a brick fireplace with tiled hearth and oak mantel. Newly varnished floorboards. Radiator. Wall lights. Television point. Recess with shelving. Beamed ceiling. Television point. Telephone point.



LIVING ROOM

5.00 m (16'5") x 3.66 m (12'0")

Dual aspect with windows to the front and side. French doors opening out onto the garden. Newly varnished oak floorboards. Exposed stonework to part. Radiator. Wall lights. Television point.



GROUND FLOOR BEDROOM ONE

6.00 m (19'8") x 3.24 m (10'8")

A dual aspect room with windows to the rear and side. Newly revarnished oak floorboards. Wall lights. Two radiators. Fitted storage cupboard.

WET ROOM

2.56 m (8'5") x 2.34 m (7'8")

Shower. Low flush WC. Wash hand basin set into a vanity unit. Casement window to the rear. Extractor fan. Chrome heated ladder towel rail

FIRST FLOOR

GALLERIED LANDING

Window to the front. Radiator. Loft inspection hatch, the loft is boarded out for storages and insulated.

BEDROOM TWO

4.80 m (15'9") x 3.20 m (10'6")

Triple aspect room with windows to the front, side and rear. Radiator. Wardrobes with mirror fronted sliding doors.



BEDROOM THREE

4.00 m (13'1") x 2.32 m (7'7")

Dual aspect room with windows to the front and side. Radiator.

BEDROOM FOUR

4.00 m (13'1") x 2.32 m (7'7")

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



SHOWER ROOM

1.76 m x 0.80 m

Walk in shower cubicle with electric power shower. Extractor fan. Chrome heated ladder towel rail.

BATHROOM

2.55 m (8'5") x 1.60 m (5'3")

Bath with a tiled surround. Sink set into a vanity cabinet with storage. WC with concealed cistern. Chrome heated ladder towel rail. Casement window to the rear.



GROUNDS AND LAND

Mickleby Lodge is especially well settled, located in a sheltered position at the end of a lengthy private tarmac driveway. Immediately surrounding the property is an attractive, easy to maintain garden with lawn, stone flagged courtyard and shrub borders filled with spring bulbs. A small beck runs to the far side and makes for an attractive feature. To the front is a stone paved area, well sited to take in the lovely far reaching views to the south west.

The land lies to the primarily to the front and side and wraps around the property. Ideal pasture land for grazing, the land is well suited for those with equestrian or small holding interests. There is a water supply to the land. IN all the property is set in 4 acres, with around 2.5 acres comprising the grazing land.



BUILDINGS

The buildings are positioned to the east of the house and are loosely arranged around a large area of concrete hardstanding which provides an ample amount of parking.

DETACHED BRICK BUILDING

15.4 m (50'0") x 5.80 m (19'0")

Electric light and power. This building would lend itself well to being re-developed, either as a residential annexe, studio or home office; subject to all necessary planning consents.

GENERAL PURPOSE AGRICULTURAL BUILDING

18.00 m (59'0") x 18.00 m (59'0")

Portal steel frame construction with corrugated roof and cladding.

ADJOINING LEAN TO

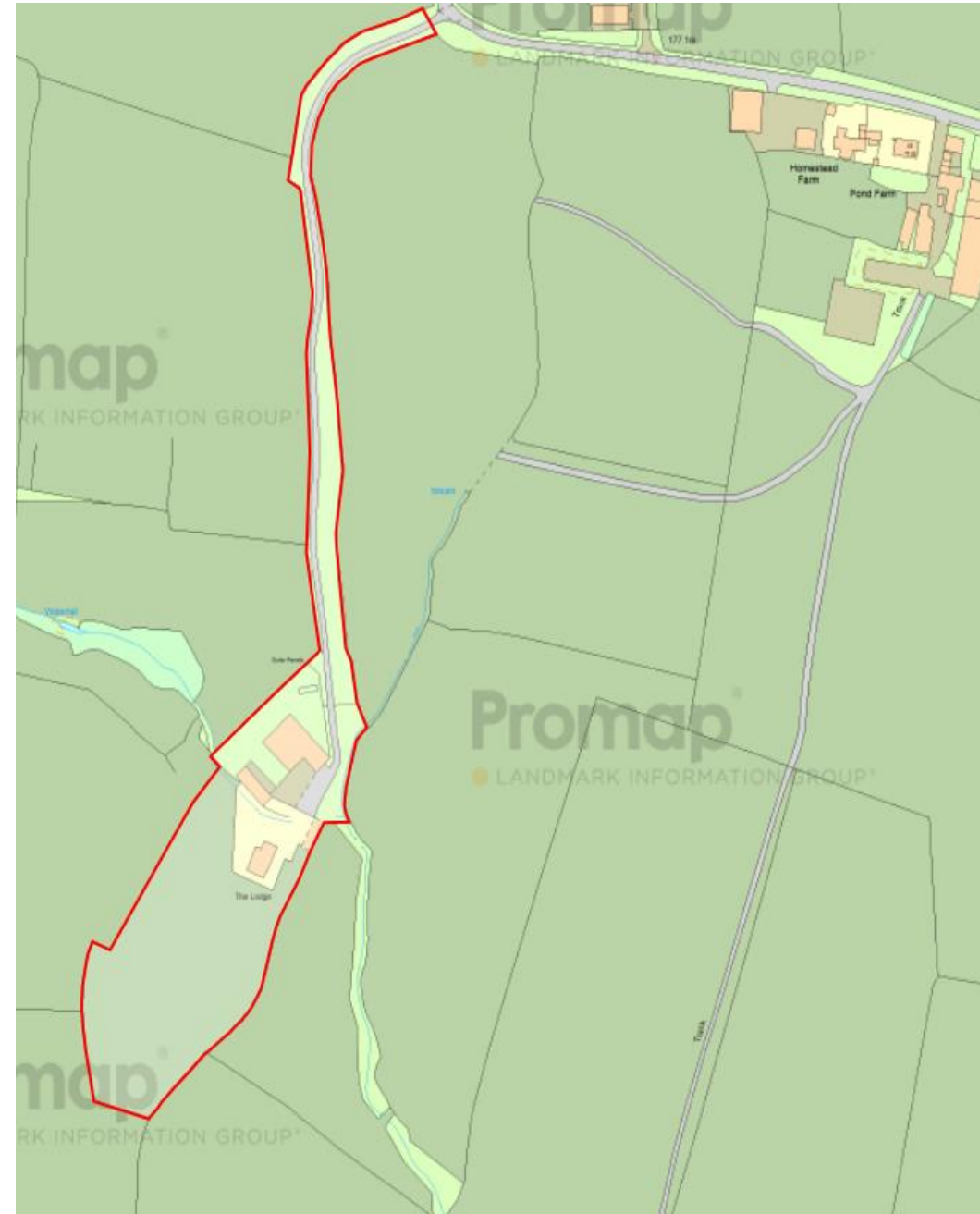
9.00 m (29'0") x 9.00 m (29'0")

Yorkshire boarding. Mono pitch roof.

STORAGE BUILDING

14.00 m (45'9") x (5.00 m) (16'4")

Block work and corrugated roof and cladding. Garage up and over door. Open bay providing ample storage. Electric power.







Ground Floor
Approximate Floor Area
1,155 sq. ft.
(107.3 sq. m.)

First Floor
Approximate Floor Area
574 sq. ft.
(53.4 sq. m.)

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 funding 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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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.

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.

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. Or, Tom Watson on 01653 697820, email: tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water and electric. Central heating is LPG gas – via sunken tank (annual rent £105).
Ground mounted solar panels provides electricity for Mickley Lodge and feed into the grid with 12 years remaining on the contract. 68p/kWh.
Septic tank drainage.

Planning: North York Moors National Park

Council Tax: 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

EPC: Current E/47. Potential C/73

Details prepared March 2024.

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.

