



**MOORSIDE HOUSE  
CLOUGHTON, NORTH YORKSHIRE**

**Cundalls**



## MOORSIDE HOUSE

CLOUGHTON

YO13 OAW

*Scarborough 6 miles Malton 18 miles, York 34 miles, Leeds 58 miles (all distances are approximate)*

**An intriguing character property with lovely countryside and coastal views, set within 3.5 acres of land and grounds and with a versatile range of extended and well-presented accommodation.**

**Quietly situated within the North York Moors National Park, within easy reach of Scarborough & Whitby.**

- Recently and extended accommodation amounting to 1,649 square feet of accommodation in total.
- Entrance Hall – Impressive main sitting room – snug – refitted dining kitchen – recently constructed garden room – utility & cloakroom
- Three bedrooms; one with en-suite shower room and main house bathroom
- Well established mature grounds to all sides. Detached garage.
- **Land & Buildings** : 2.6 acres of grazing land. Detached timber garage with workshop and stables.

**GUIDE PRICE £595,000**

**FOR SALE BY PRIVATE TREATY**

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## DESCRIPTION

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**A unique lifestyle property which occupies an elevated position offering both coastal and moorland views set within 3.5 acres of land, together with stables, garage and workshop. A well-rounded and beautifully situated property.**

Moorside House is believed to have started life as an Edwardian hunting lodge and offers elegant accommodation with high ceilings, original parquet, wide windows and a number of fine original fireplaces.

The accommodation is centred around a rather grand sitting room which has an impressive oak panelled fireplace and stained glass detail, to the side is a cosy snug, with further open fire and an interesting oriel window to the side. At the rear is a nicely proportioned dining kitchen and beyond is a recently constructed garden room with the entire northeast wall given over to glass, the garden room affords a fantastic view across the countryside to the coast. Adjacent is the utility room with separate cloakroom. There are three double bedrooms, one with a small en-suite shower room and the main house bathroom.

Outside, the grounds have been landscaped to create a low maintenance, yet attractive space with mature woodland to the eastern boundary framing an attractive outlook over open countryside towards the heritage coastline and the sea beyond. The land stands the Northwest boundary and comprises a single paddock, bordered by stock proof fence and with an outside water supply; in total measuring 3.5 acres.

Moorside House is located some two miles north of the village of Cloughton, down a private lane off Whitby Road, close to Heritage Coastline, the Hayburn Wyke and Cloughton Wyke, where the opportunity for outdoor activities are endless. Moorside House lies only 1.5 miles from the village of Cloughton. Cloughton is a busy village some three miles north of the seaside town of Scarborough and is well-served with two public houses and church. All other amenities can be found close by in Scarborough, only 6 miles distant.

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## ACCOMMODATION

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### ENTRANCE HALL

3.46 m(11'4") x 1.62 m(5'4")

Laminate wooden flooring. Multi paned front door. Panelled walls and ceiling with carved beam supports. Column radiator set on a timber pedestal. Telephone point. Coat hooks.

### LIVING ROOM

6.70 m(22'0") x 4.47

Open fire with original carved timber Edwardian surround, mantel and panelled over with tiled hearth and fireside fitted cupboard with leaded windows above offering far reaching sea views. Exposed wooden floorboards. Panelled walls and ceiling. Impressive picture window with fitted window seat to the front. Two column radiators. Dining area.





#### SNUG

3.60 m(11'10") x 2.68 m(8'10")

Open fire set within a period tiled surround with carved timber mantel. Radiator. Panelled walls and ceiling. Oriel window to the side, with sea views. Upvc casement window to the front. Television point. Picture rail

#### BREAKFAST KITCHEN

4.00 m(13'1") x 3.60 m(11'10")

Range of solid wood painted base and wall units with butcher block style worktops, incorporating ceramic sink unit with mixer tap. Tiled splashback. Feature basket fireplace with original fireside fitted cupboards. Alpha Central heating boiler. Coving. Column radiator. Casement window to the rear and side. Belling classic four door range cooker with six ring hob. Automatic washing machine point. Loft access hatch. Electrics concealed in overhead cupboard.



#### GARDEN ROOM

4.76 m (15'7") x 2.75 m (9'0")

Ecora and glass construction with floor to ceiling window to the rear; taking in uninterrupted views across the countryside and towards the coast. Oriel window to match the Snug window to the side. High efficiency electric heating. Laminate wood floor.



#### UTILITY ROOM

4.40 m (max) x 2.30 m (7'7")

Fitted base unit incorporating stainless steel sink unit. Ceramic tiled floor. Electric panel heater. Automatic washing machine point. Door out. Sky light.

#### CLOAKROOM

1.56 m (5'1") x 1.10 m (3'7")

Low flush WC. Wash hand basin. Window to the side. Ceramic tiled floor

#### BEDROOM ONE

3.65 m(12'0") x 3.38 m(11'1") front

Panelled walls and ceiling. Column radiator set on a painted wooden pedestal. Casement window to the front. Laminate floor



#### BEDROOM TWO

3.65 m(12'0") x 3.00 m(9'10") max front

Panelled walls and ceiling. Column radiator set on a painted wooden pedestal. Casement window to the side. Picture rail.



### EN-SUITE SHOWER ROOM

2.00 m(6'7") x 0.83

Low flush WC. Pedestal wash hand basin. Fully tiled walk in shower. Extractor fan. Panelled walls.

### REAR HALL

3.60 m(11'10") x 1.6 plus 1.8 x 1.12

Fitted coat rack. Radiator. Loft access hatch. Electric consumer unit.

### BEDROOM THREE

3.80 m(12'6") x 2.00 m(6'7")

Casement window to the rear and side; with sea views. Radiator. Television point.

### BATHROOM

2.50 m(8'2") x 1.80 m(5'11") front

Bath set in panelled surround. Low flush WC. Pedestal wash hand basin. Walk in shower cubicle. Casement window to the rear. Tiled floor. Column radiator with towel rail over. Extractor fan. Picture rail.



### OUTSIDE

Moorside House lies tucked away in a peaceful inland position, down a track shared within just two other properties. The house itself lies nestled in a sheltered, south facing position and has attractively landscaped grounds, with a pretty cottage style garden, raised beds, sweeps of lawn and a sheltered terraced seating area to the immediate front, offering a lovely sunny spot to sit out and enjoy the garden.

The land is arranged as one large paddock and stands to the south west of the property, is stock fenced to all sides and measures approximately 2.6 acres – ideal for equestrian or small holding uses.



### DETACHED TIMBER RANGE OF BUILDINGS

#### GARAGE

5.50 m x 3.50 m

Double doors. Electric light and power.

#### WORKSHOP

3.48 m x 2.43 m

Workbench. Electric light and power

#### PAIR OF STABLES

4.30 m X 3.60 m apiece

Timber stable doors. Electric light and power









Approximate Floor Area  
 1649 sq. ft  
 (153.23 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

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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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

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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.

### ENERGY PERFORMANCE CERTIFICATE

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An EPC has been prepared for Moorside House and is available for inspection at the agents Pickering, Malton or Helmsley Offices.

### METHOD OF SALE

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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](mailto:judith.simpson@cundalls.co.uk)

### GENERAL INFORMATION

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Services: Mains water & electricity. Private drainage to a septic tank. Calor gas 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: YO13 0AW

Details prepared June 2023. Photographs March 2023

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 brought 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.

