

A large, two-story stone house with a grey slate roof and two chimneys. A modern extension with a red-tiled roof and large glass windows is attached to the left side. A white picket fence runs along the front of the property, with a stone wall in the foreground. A paved path leads from the path to the house. The sky is blue with scattered white clouds.

HENDERSONS

**The Granary at Middle Farm  
Ellerby, North Yorkshire TS13 5LP**



In the heart of beautiful surroundings with both coastline and country on your doorstep, this is a fantastic opportunity to buy a Grade II listed conversion within the small but charming hamlet of Ellerby. The Granary is an exceptional three-bed, stone-built cottage that provides versatile space and accommodation for a modern family whilst also benefitting a wealth of architectural character with feature exposed beams, vaulted ceilings, sash windows and the recent addition of a bespoke sandstone and oak sun room which takes in the beautiful views towards Runswick Bay and the sea beyond.

Approached via a gravelled driveway, the rear entrance way opens into a spacious hallway and living room where a multi-fuel burning stove is set within an inglenook fireplace with a timber mantle. The generously sized kitchen/diner offers a range of Shaker style cabinetry, a selection of integral appliances and a feature Yorkist range oven. Also found just off on the ground floor level is a useful utility, a w.c room and a reading/study room which would make a perfect home office.



The first floor comprises a double bedroom with an ensuite shower room, a house bathroom and a very large second bedroom with vaulted ceilings. The attic level has been converted into a third bedroom with ensuite shower room.

Externally the surrounding gardens are predominantly laid to lawn with an attractive paved area for seating and enjoying far reaching views over open countryside towards Runswick Bay and the sea. A gravelled parking area is offered with room for two vehicles.

Providing peaceful country living yet within easy access to Whitby and nearby coastal villages such as Staithes and Runswick Bay, this is a truly remarkable home or potential buy to let investment. Properties of this nature and location are considered in high demand and we anticipate this to be no exception with early viewings highly recommended to avoid disappointment.

Guide Price of £455,000

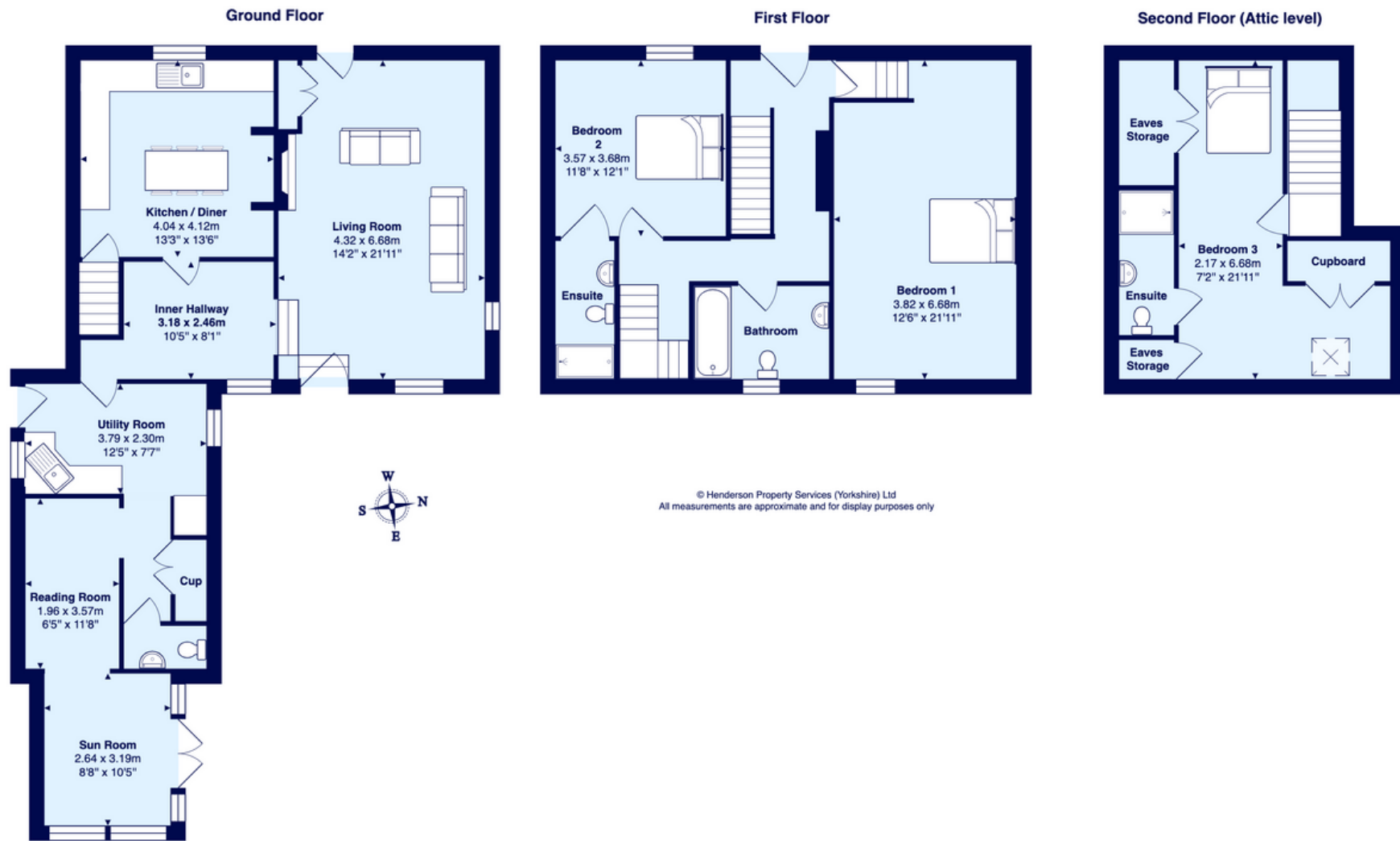












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Company No: 09395331 VAT No: 208959178

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