



HENDERSONS

**RUSSELL HALL FARMHOUSE, , WHITBY**  
Guide Price £565,000



## ABOUT THIS PROPERTY

If you are seeking a beautiful family home in an idyllic, rural setting stood within its own generous plot, then Russell Hall Farmhouse certainly will not disappoint. Found in the quiet hamlet of Sneatonthorpe this traditional detached property sits in a prominent position, surrounded by lush green gardens and blossom trees, with a sweeping driveway that leads you to the rear entrance of the house. Once inside, the well-proportioned reception rooms boast bags of country house character in the form of wooden beams, warming wooden flooring and a cosy log burning feature fireplace with a huge oak mantel.

The open plan ground floor living, and dining space is both sociable and practical for family life. Paired with a separate, generously proportioned cottage style kitchen, big enough for dining in is complete with a Belfast sink and Rayburn range, this room has a real hub of the house homely feel. Other amenities include a recently added office space, perfectly taking advantage of the previously unused space that once was. There is also a useful utility room, a cloakroom/WC and a lovely conservatory that provides further living space leading out to the raised decking area from which to admire the rural views. Up the stairs you will find two double bedrooms both with useful fitted robes, the master having an ensuite shower room. There is a house bathroom which is made up of a bath and shower, w.c and hand basin. To the second floor are two more generously sized bedrooms with dormer windows that flood the rooms with natural light, there are also useful fitted cupboards into the eaves.

There is plenty of outside space to enjoy and the mostly lawned gardens are approximately 0.32 acres and completely wrap around the house. Additionally, there is a detached stone built double garage/workshop which has power supply. There is ample parking behind the house leading up to the garages which is kept secure by a timber field gate.

The property is connected to mains water, electricity and has private drainage to a septic tank. The heating is provided by oil. Sneatonthorpe is a peaceful area within the North York Moors National Parks and offers a quiet country lifestyle and yet equally provides easy access to the coastal towns of Whitby and Scarborough. To arrange a viewing of this much-loved home, please call a member of the the friendly team at Hendersons today!

### *Key information about this property...*

EPC Rating: TBC

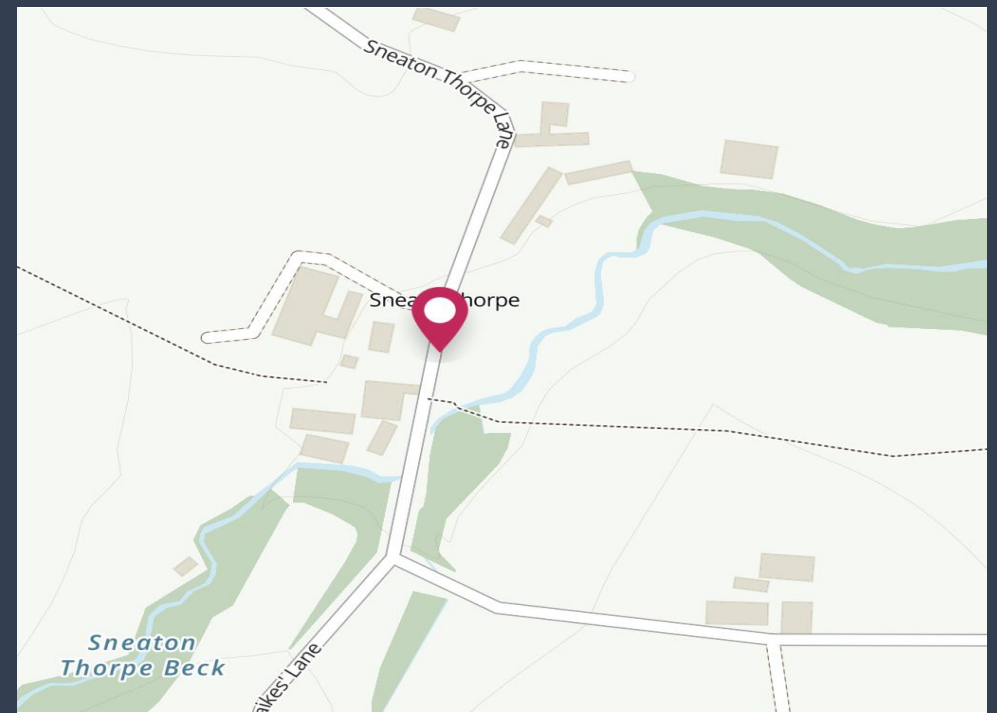
Council Tax Band: E

Property Tenure: Freehold

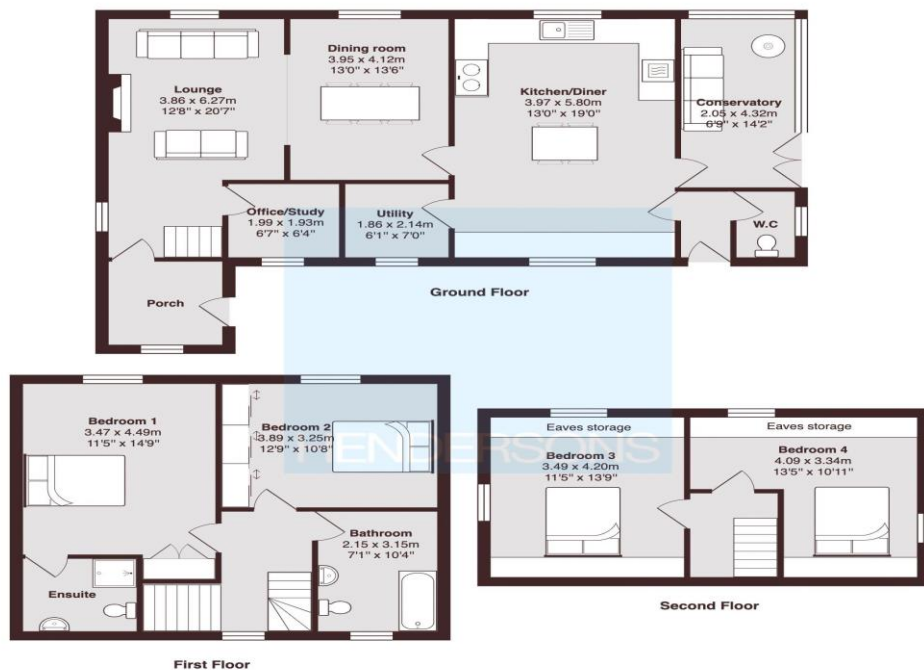
Property Reference: 5186

Services: All mains connected except gas.





**Want to book a viewing of this property call  
one of our property advisors on 01947 60 26 26  
Monday to Friday – 9am to 5.30pm  
Saturday – 9am to 4pm**



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YO21 3BA  
Company No: 09395331 VAT No: 208959178

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