



# RICHARDSON & SMITH

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## LING HILL FARM WHITBY, NORTH YORKSHIRE



**A FARMSTEAD INCLUDING A HOUSE, COTTAGE AND PART COMPLETED BARN CONVERSION PLUS PLANNING PERMISSION FOR BARNs TO BE CONVERTED TO PROVIDE 2 FURTHER HOLIDAY COTTAGES. SET JUST OUTSIDE WHITBY WITH VIEWS OVER THE COAST AND OUT TO SEA AS WELL AS DOWN TOWARDS THE ABBEY RUINS, THE PROPERTY IS AVAILABLE FOR SALE AS A WHOLE OR SPLIT INTO 2 SEPARATE SMALLHOLDINGS WITH GRAZING PADDOCKS.**

***Lot 1:** House: Porch, Kitchen, Sitting Room, Hallway and Bathroom. 2 Double Bedrooms.*

*Cottage: Porch, Kitchen, Bathroom, Sitting Room, 2 Bedrooms.*

*Traditional buildings with planning for conversion to cottages and garage. Garden & Paddock.*

***Lot 2:** Part complete, 3 bedroom barn conversion with garage. Garden & Paddock*

**FOR SALE AS A WHOLE OR IN 2 LOTS**

**In total extending to approximately 4.57 acres**

**8 Victoria Square, Whitby, North Yorkshire. YO21 1EA**

**Tel: (01947) 602298 Fax: (01947) 820594**

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### **Particulars of Sale**

Ling Hill Farm sits in an elevated position just in from the coast approximately 1½ miles to the south east of Whitby, close to Whitby's lighthouse and old foghorn station (now decommissioned).

Originally a working farm, the property has been modified over the years to provide a modest farmhouse and adjoining cottage plus a range of predominantly traditional stone and pan tiled barns which have existing planning consent for conversion to holiday cottages and one part completed barn conversion.

In addition to this there are 2 paddocks of grassland extending to a total of acres. This is a wonderful position with sea views, close to the town yet comfortably away from the hustle and bustle.



### **LOT 1**

#### **The Farmhouse**

A stable style part glazed door opens into...

**Entrance Porch: 6'0 x 5'0** A single glazed timber framed porch with tiled floor and a panelled traditional inner door with 3 bullseye glass inserts opening into...

**Dining Kitchen: 14'4 x 14'2 plus 8'0 x 7'3** An L-shaped farmhouse kitchen with windows to both the front and rear and an open staircase rising to the first floor. Doors open to the sitting room and an inner hallway. The room is fitted with a basic range of cabinets including a stainless steel sink unit and electric cooker point. The room formerly housed a range stove which has now been removed however there remains a flue and large stone hearth where the range previously stood. Radiators (x2).



**Sitting Room: 15'0 x 14'7** With a window facing to the front with window seat and a beamed ceiling, the sitting room has a real feeling of age. The focal point of the room is an open fire with a stone surround including a carved keystone with a bulls head design, recessed salt cupboard. Central heating radiator. Please also note that a door connecting from the sitting room to the cottage has now been sealed up.

**Inner Hallway:** Set just off the kitchen, the inner hallway provides access through to the bathroom and houses the moden Worcester gas central heating boiler. A window looks to the rear. Central heating radiator.

**Bathroom: 10'4 x 6'4** With a window facing to the rear, the bathroom includes a panelled bath, low flush WC, wash hand basin with vanity cupboard under and a shower cubicle (disconnected). Electric fan heater, radiator.

#### **First Floor**

The staircase rises to a landing where doors open to the bedrooms and a hatch gives access to a boarded loft.

**Bedroom 1: 14'8 x 11'2** A spacious double bedroom with windows to the front and rear, fitted carpet and central heating radiator. There is a recessed cupboard which is used as a wardrobe and a partitioned storage cupboard.

**Bedroom 2: 14'10 x 10'4** A further double bedroom with a window facing to the front, fitted carpet and radiator. There was a door connecting to the first floor landing of the cottage from this room which has now been sealed up. Fitted wardrobe to chimney recess with sliding doors.



### The Cottage

Approached from the rear, a door opens into...

**Entrance Porch: 6'0 x 4'11** A single glazed timber porch with low walls. A door leads through to...

**Entrance Lobby:** With doors to the kitchen and bathroom.

**Bathroom: 7'5 x 6'4** With a window to the rear, the bathroom is fitted with a suite comprising a panelled bath with shower over, low flush WC and a pedestal wash basin. Vinyl floor covering, central heating radiator.

**Kitchen: 11'1 x 6'3** With windows to the rear and side including views across the garden down to the sea and towards the Abbey, the kitchen is fitted with a simple range of cabinets including a stainless steel sink unit and electric cooker point. Automatic washing machine point, modern Worcester gas central heating boiler. Vinyl floor covering, central heating radiator. A door opens to a recessed walk-in larder cupboard and a sliding glazed door opens through to...

**Sitting Room: 14'8 x 9'9** With a window to the side offering further views down across the coast towards the sea, the sitting room has a stone fireplace (sealed) with a tiled hearth. There is a built in shelved cupboard and a door opens through to a lobby with a staircase rising to the first floor. There was formerly a connecting door from this lobby to the farmhouse sitting room which has been sealed. Fitted carpet, radiator, exposed beams.

### First Floor

The staircase rises to a landing with a window facing to the front and a displayed recess. Here there was a further connecting door to bedroom 2 of the farmhouse which has been sealed. Doors also open to...

**Bedroom 1: 14'6 x 9'9** With sash windows to the front and a window to the side with sea views. Central heating radiator, fitted carpet. Hatched loft void and built in wardrobe cupboard.

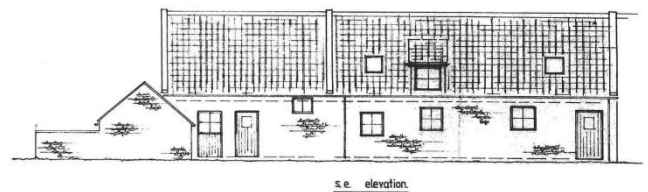
**Bedroom 2: 8'2 x 7'3** With a cabin style single bed, window to the rear, fitted carpet and radiator.

### Outside

The house and cottage and Buildings stand in grounds extending in total to around half an acre. There is a simple grassed garden to the northeast of the house and cottage

### The Buildings

The majority of the buildings lie adjacent to the west of the farmhouse and comprise a range traditional predominantly stone and brick built barns and byres, stables, pig-sties etc with scope for further development to convert to provide holiday cottage accommodation, extend the farmhouse or be used simply for amenity. Some of these buildings have the benefit of a live planning permission for conversion to 2 holiday cottages.



Opposite the front door to the farmhouse is a traditional stone cart shed which doubles as a **garage / store 18'6 x 15'3 (internally)**

### The Land

Lying to the north east of the farmhouse, on the opposite side of the road, the property includes a single field of permanent pasture which extends to around 1.6 acres.

### **LOT 2**

### The Barn Conversion

The barn conversion is part completed project. Much of the building has been plastered and given a first fix in terms of plumbing and wiring. The layout allows for 3 bedrooms, 2 reception rooms, bathroom, cloakroom, kitchen and an adjoining single garage.





The property requires a new driveway to be installed and there are gardens to both the front and rear. Within the garden area is a static caravan, though the planning permission means that the caravan may not be able to be retained if the ownership of the property changes.

The barn conversion has views down to the sea, over the cliff tops, as well as across the fields up to the moors and along the Esk Valley.

### The Land

Lying to the south east of the farmstead, adjacent to the garden for the barn conversion, this element of the property includes a single field of permanent pasture which extends to around 1.85 acres.

### GENERAL REMARKS AND STIPULATIONS

**Viewing:** By appointment with the selling agents Richardson and Smith Tel: (01947) 602298.

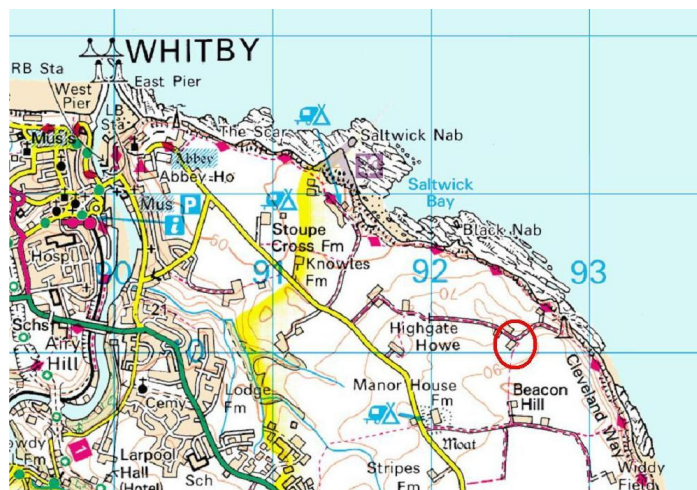
**Planning:** The property falls within the North York Moors National Park (Tel: 01439 770657) and has the benefit of a planning permission which allows for conversion of the traditional barns to the side of the farmhouse to be converted to 2 holiday cottages.



**Directions:** See also location plan. From Whitby town centre, drive across the bridge onto Church Street turning up Green Lane onto the Abbey plain. At the T-junction turn right heading out towards Hawsker and after half a mile you will find a track on your left which leads through Brook House Farm and Haggitt Howe before reaching Ling Hill after around a mile, which is marked by our Richardson and Smith 'For Sale' board.

**Services:** The properties are understood to have mains water and electricity supplies, and a private septic tank drainage system. There are separate Worcester, gas fuelled, central heating systems situated in the farmhouse and cottage. The gas is LPG.

**Method of Sale:** the property is for sale as a whole or in 2 lots, with vacant possession on completion.



**Council Tax Banding:** Farmhouse 'D' £1,581 Cottage 'B' £1,230 payable for 2013-14 (verbal query only) Scarborough Borough Council Tel: 01723 232323.

**Post Code:** YO22 4JY

**Photos:** Please note that the aerial photos used in this brochure are not current and can only therefore be indicative.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 11      | 25        |
| EU Directive 2002/91/EC                     |         |           |

**EPC Farmhouse**

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   | 42      | 45        |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

**EPC Cottage**

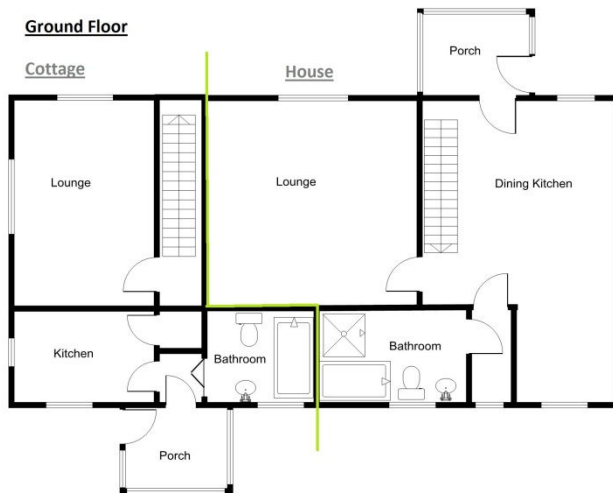
### Important Notice

Richardson and Smith for themselves and the vendors or lessors of this property whose agents they are give notice that:

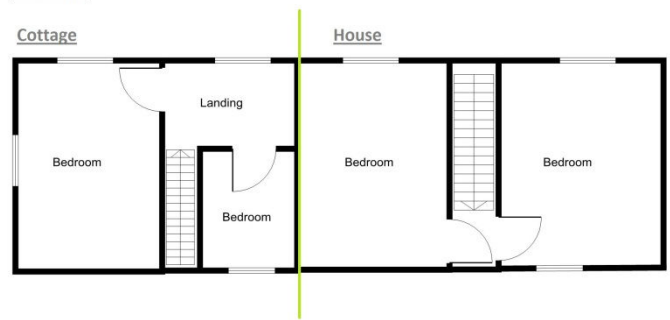
- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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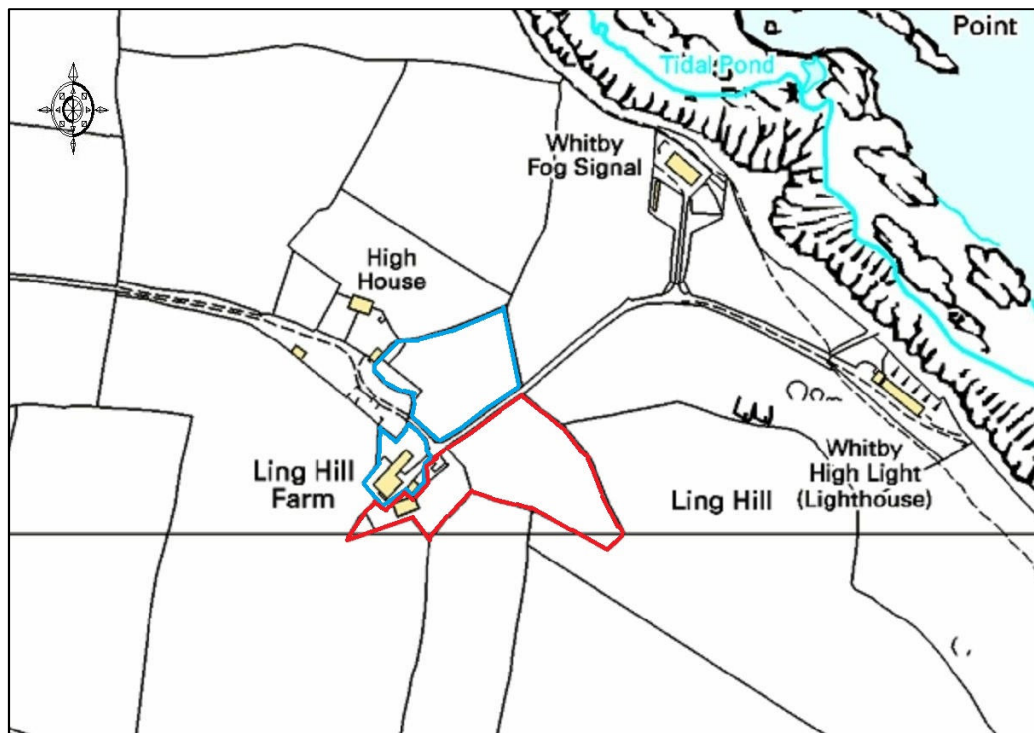
### Ground Floor



### First Floor



These floor plans are not to scale, are for illustration purposes and must not be relied on as a representation.







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