



Inglebys

Estate Agents



52-54 High Street

Hinderwell, TS13 5ES

Offers Over £465,000



Significant reduction, a very motivated seller! Built in the 1860's for the Tyreman family, this Grade II listed, 4-bedroom Georgian farmhouse is offered for sale along with a separate 2-bedroom barn conversion, currently used as a holiday let located in the coastal town of Hinderwell. Situated within close proximity of Runswick Bay and Port Mulgrave, on the main bus route for Whitby, Staithes and other coastal towns, Holme Farm is ideally located for families and visitors alike.

The farmhouse offers excellent accommodation ranging from four well proportioned bedrooms, three reception rooms and private off-street parking for multiple vehicles, as well as the potential to convert two huge loft rooms if required (subject to planning).

The barn conversion was tastefully converted in 2022 and has been utilised as a holiday let on and off for the last couple of years, and has always been popular when available due to its close proximity of the coast. It benefits from its own electricity, gas and water supply, so easy to keep an eye on costings.

The old farmhouse to the rear is included in the sale, which was built circa 1726 and is currently used as storage, but again has fabulous potential to be converted to another dwelling!

Do not miss this opportunity to purchase a piece of Hinderwell history, along with a fabulously proportioned home and business opportunity!



Both properties benefit from gas central heating via separate combination boilers, both of which have been recently fitted and serviced. The farmhouse benefits from uPVC double glazed windows to the rear. The holiday let has a fabulous feature panoramic glazed gable, overlooking fields and moorland along with a mezzanine allowing time to sit and reflect... The barn conversion has been sympathetically converted using timbers and revealed sandstone walls, which you will not be disappointed with!

Tenure: Freehold, all on one title plan.

Council Tax Band: Farmhouse: E
 Holiday Let: C (currently benefits at 50% relief)

EPC Rating: Farmhouse: D
 Holiday Let: C

Hallway
 Wood effect laminated flooring, dado rails and revealed ceiling beams, single radiator, staircase leading to the first floor with under-stairs storage cupboard and uPVC window to the rear aspect.

Lounge 13'1" x 13'1" (4.00m x 4.00m)
 A well proportioned family living area with large Georgian window to the front aspect providing ample natural light to the room, carpet to the floor and coving to ceiling with picture rails, multi-fuel stove with sandstone back and Oak mantle and double radiator.

Dining Room 14'11" x 14'1" (4.56m x 4.30m)
 Again, another well proportioned family dining room leading to the kitchen with stone flooring, large Georgian window to the front aspect, multi-fuel stove and double radiator.

Sitting Room 13'1" x 9'2" (4.00m x 2.80m)
 With carpet to the floor this additional sitting room would suit multiple uses, revealed sandstone walls and uPVC windows to the rear and side aspect along with double radiator.

Kitchen 15'1" x 8'0" (4.60m x 2.46m)
 The stone flooring continues through from the dining room, the kitchen benefits from a range of wall and base units all tastefully finished with sage coloured doors and drawer fronts, woodblock effect worktops and upstands, stainless steel sink/drainage with mixer tap and uPVC window to the rear aspect, plumbing for washing machine, domino ceramic hob with pull out hood above and glass splashback, double 'eye level' electric oven. The combination boiler is mounted to the wall in the kitchen and has been serviced annually and only fitted in the last couple of years. There is a door providing access to the rear courtyard, barns and garden.

First Floor Landing
 Stairs leading to the first floor landing with carpet to the floor, a uPVC window to the rear aspect, single radiator and airing cupboard.

Bedroom One 13'1" x 13'1" (4.00m x 4.00m)
 A large double bedroom with carpet to the floor and revealed beams to the ceiling, a large Georgian window to the front aspect, two built-in storage cupboards and double radiator.

Bedroom Two 13'1" x 12'11" (4.00m x 3.94m)
 Another spacious double bedroom with carpet to the floor and beamed ceiling, Georgian window to the front aspect, built-in storage cupboard and double radiator.

Bathroom 11'8" x 10'5" (3.58m x 3.20m)
 A huge bathroom which benefits from a white 3-piece bath suite, mixer shower over bath with glass screen, prepared floorboards, storage cupboard, uPVC window to the rear aspect, single radiator and door providing access to the loft rooms.

Bedroom Three 12'11" x 9'6" (3.96m x 2.90m)
 With carpet to the floor and beams to the ceiling, this double bedroom has a uPVC window to the rear aspect and single radiator.

Bedroom Four 9'1" x 8'3" (2.78m x 2.52m)
 A single bedroom with carpet to the floor and beams to ceiling, Georgian window to the front aspect and single radiator.

Loft Room 1 22'11" x 19'0" (7.00m x 5.80m)
 Accessed straight from the staircase there is lighting and a window to the gable, fantastic opportunity to be brought into the main stay of the property as a habitable room,

Loft Room 2 22'11" x 16'4" (7.00m x 5.00m)
 Another spacious area accessed from Loft Room 1, with a window to the gable and fantastic potential.

Externally
 The original farmhouse which was built circa 1726 to the rear beyond the courtyard and garden, has two large rooms which could easily be converted, or simply used as a large storage building. To the rear is a garden area, with outside toilet, to the side of the old farmhouse is a 'secret' garden which could be utilised. To the front of the property is a small lawned garden area with private wrought iron gate to the property, the off-street parking has a wooden gate and parking for multiple vehicles (possibly up to 3).

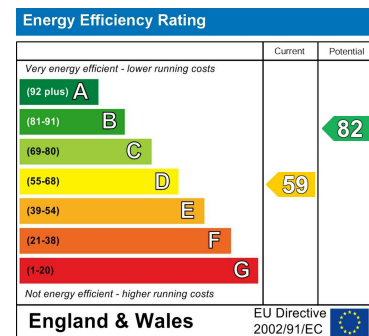
Area Map



Floor Plans



Energy Efficiency Graph



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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
 Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com