



**ROBINSONS**  
SALES • LETTINGS • REGENCY & RURAL

THE GRANARY MIDDLE FARM  
ELLERBY | TS13 5LP

# THE GRANARY MIDDLE FARM

## ELLERBY | 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, semi detached 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.











### AGENTS NOTES:-

- \* LPG central heating via radiators
- \* Freehold
- \* EER Exempt
- \* Council Tax Band - E - Scarborough £2662 p.a
- \* Mains electricity
- \* Mains sewage
- \* UPVC double glazed throughout
- \* Freehold
- \* Flood risk: Very low

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Fine and Country cannot accept liability for any information provided.

### LOCATION:-

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.

### VIEWINGS:-

Via Robinsons Regency & Rural

Tel: 01740 645444

Email: [info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)



# The Granary, Middle Farm, Ellerby

Approximate Gross Internal Area  
1981 sq ft - 184 sq m  
(Excluding Garage)



**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



**Tel: 01740 645444**

Wynyard Office, The Wynd, Wynyard, TS22 5QQ  
[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)