



Peter
illingworth
ESTATE AGENTS

The Grange, Danby
North Yorkshire , YO21 2NE
Price Guide £1,250,000

www.peterillingworth.co.uk

A rare lifestyle opportunity to acquire a fine residence within the outstanding North York Moors National Park, standing on approx 9.38 acres to include the main residence, garage and store, two storey converted barn, manege, formal gardens, paddocks and stabling.

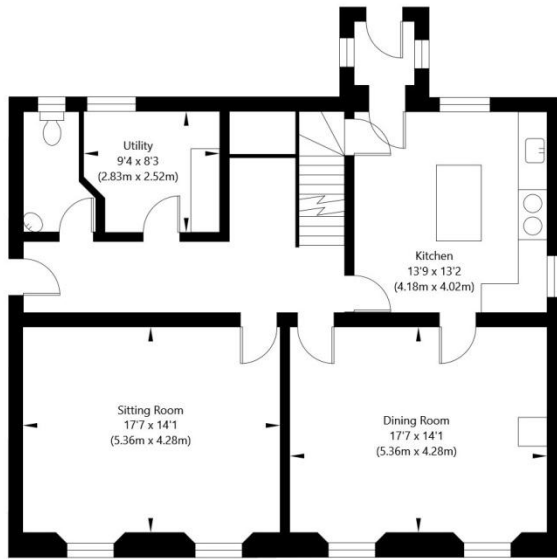
The residence is Grade II Listed dating from 1810, with finely coursed tooled and margined sandstone with ashlar dressings, beneath a slate roof, with a later C19 gabled porch, window shuttering throughout. Front entrance hall, two reception rooms, fitted kitchen/breakfast area, utility room, cloakroom and access to cellar with four compartments. First floor: reached by a return staircase to the landing, three first floor bedrooms with en-suite to the principal bedroom, house bathroom. Second floor: Study and two further bedrooms.

In addition to the main house is a two bedroom, two storey annex, converted from a stone barn, ideal for flexible living. Ground floor: sitting room, kitchen/breakfast area, dining room and large storage room, First floor: two bedrooms and large storage room.

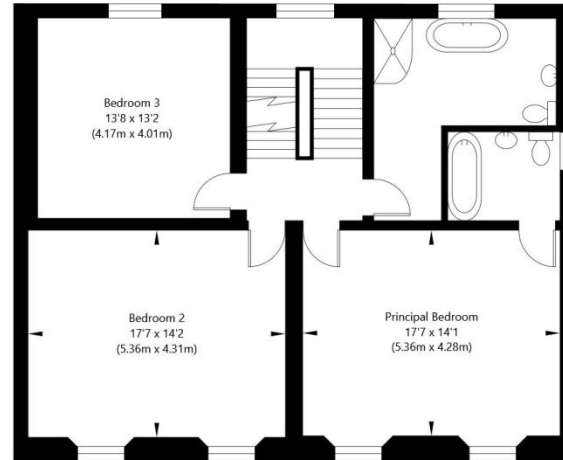
Nearby amenities include the railway station with access to Middlesbrough and Whitby. Primary school, doctor's surgery, pub and bakery. Close by is Castleton with a Co-op and café. Guisborough and Whitby are within easy reach by car as are the popular ancient market towns of Pickering, Helmsley and Kirkbymoorside south of the National Park. The coastal resorts of Sandsend, Staithes and Robin Hoods bay are within easy reach.



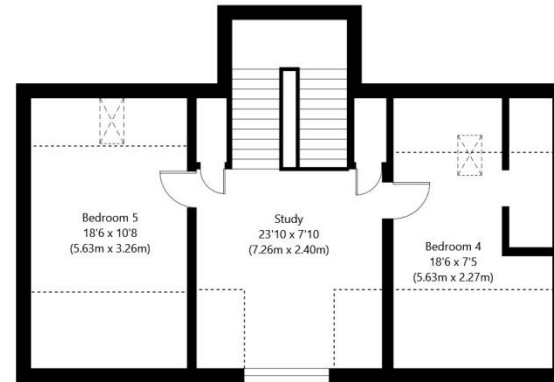
The Grange, Danby, Whitby, YO21 2NE



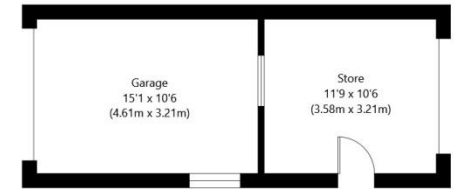
Ground Floor



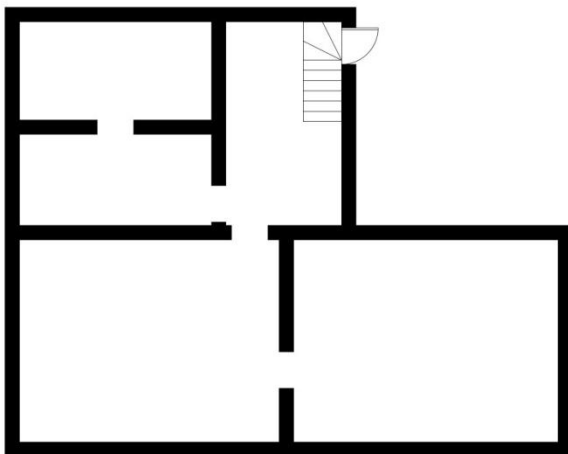
First Floor



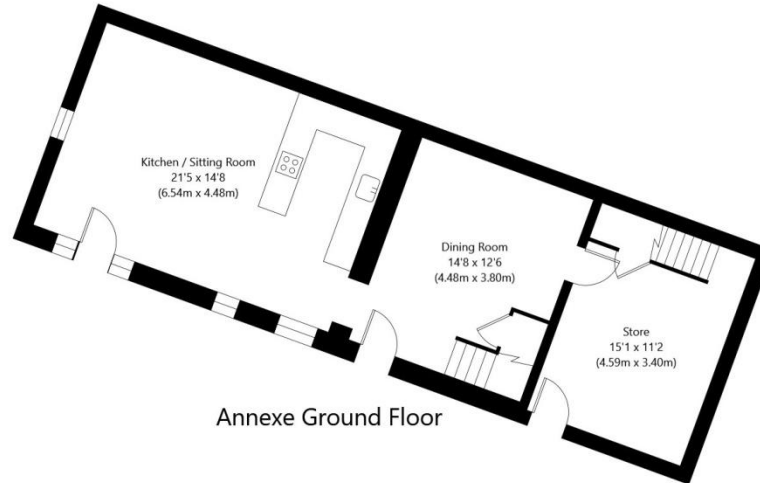
Second Floor



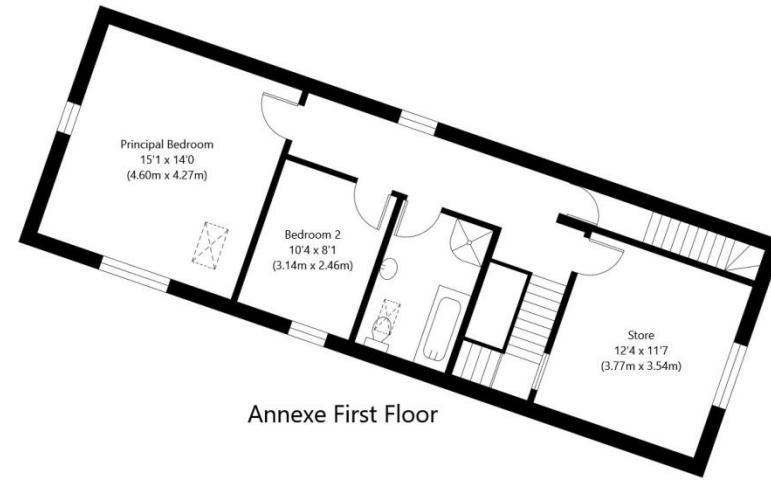
Ground Floor



Cellar



Annexe Ground Floor



Annexe First Floor

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 All Measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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Tenure: We understand the property to be freehold. Freehold vacant possession will be given on completion.

Services: Oil fired central heating, Mains electricity, water and septic tank drainage.

Property Tax: Band F

Location: What3words///action.dialects.cone

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Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107.



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