



HONEYSUCKLE COTTAGE

BECK HOLE, WHITBY, YO22 5LD

savills



A UNIQUE OPPORTUNITY TO PURCHASE A CHARMING COTTAGE SET IN ABOUT 0.5 ACRES IN THE BEAUTIFUL HAMLET OF BECK HOLE, CLOSE TO GOATHLAND, SET IN THE STUNNING NORTH YORK MOORS NATIONAL PARK.

HONEYSUCKLE COTTAGE, BECK HOLE,
WHITBY, YO22 5LD

Situation

Honeysuckle Cottage is a charming property in the beautiful hamlet of Beck Hole set in the stunning North York Moors National Park. This is a unique opportunity to acquire a rural hideaway with river frontage and about half an acre of land and is only a short walk to the village pub. The cottage is surrounded by wonderful countryside, woodland and overlooks the river Esk. It must be seen to be fully appreciated.

Beck Hole is situated in the attractive Murk Esk valley near the popular village of Goathland where there is a village pub, post office, shop, restaurants and primary school.

The A171 and A169 give access to Teesside, Scarborough, Pickering, Helmsley, Malton and York via the A64. The historic port of Whitby and coastal beach of Sandsend are less than 12 miles to the northeast. Both Pickering and Whitby provide a range of shops and amenities.

Description

The property is constructed of traditional sandstone with a pantile roof and has a private lawned garden area. There is a stone paved terrace and built-in bbq, giving plenty of space for outdoor living. The ground floor accommodation includes: entrance hall, open plan kitchen with handmade fitted units and appliances (electric cooker, refrigerator, dishwasher and washing machine), living/dining room with log-burning stove and door to garden, shower room with w.c. and wash basin.



The first floor accommodation includes: two double bedrooms with built in storage cupboards, family bathroom with bath and shower over, w.c. and washbasin, airing cupboard housing hot water cylinder.

The land totals about half an acre in all and includes grassland, trees and some 30 yards of river frontage.

There is potential to extend the cottage, subject to the necessary planning consent, and to create a relaxing area by the river.

Outside

The property totals about 0.5 acres in all, including wood and grassland. There is also a grassed area with potential to create an additional clearing with river frontage subject to the necessary consents.

Rights of way Easements and Wayleaves

The property is accessed via a council maintained highway leading to just a hand full of properties.

The property is sold subject to and with the benefit of all existing wayleaves and easements whether specifically mentioned or not. There is a public footpath and right of way over part of the land.

Services

The property benefits from mains electricity and water. There is a private drainage system which is located on the land forming part of the sale. The property has a phone line with broadband connection and satellite receiver.

Local Authority

Scarborough Borough Council
Town Hall
St Nicholas Street
Scarborough
North Yorkshire
YO11 2HG

Planning Authority

North York Moors National Park Authority
The Old Vicarage
Bond Gate
Helmsley
York
YO62 5BP

Tenure

The freehold of the property is offered for sale with vacant possession.





Council Tax

Band - E

Energy Performance Certificate

EPC - D

Method of Sale

Honeysuckle Cottage is offered for sale by private treaty. All prospective purchasers are encouraged to register their interest with Savills.

Nearest Postcode

YO22 5LD

Directions

Heading from Goathland to Beck Hole you will see the Birch Hall Inn on your right, the entrance is opposite through the closed gate. Continue down this road past the barn then take the corner to the left and Honeysuckle Cottage is on your left.

Viewing

Strictly by appointment with the sole selling agents Savills York 01904 617800.

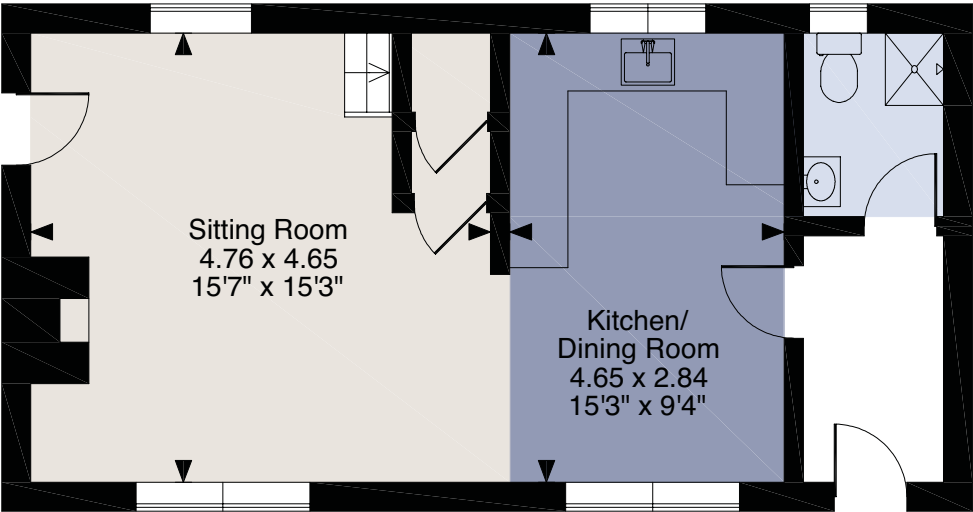
Date of Information

Particulars prepared - April 2021

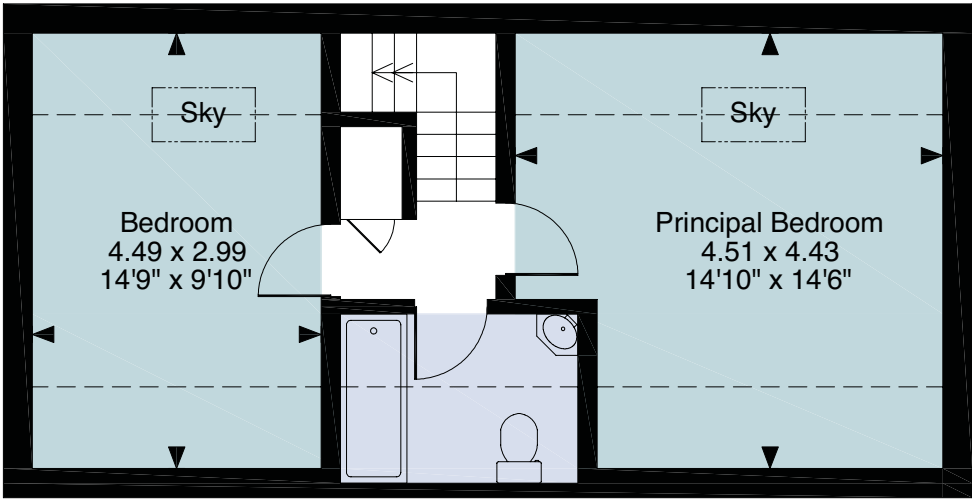
Photographs taken - November 2020 and March 2021

Reference - 21/04/07 KT





Ground Floor



First Floor

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