

DUNCOMBE HOUSE, WESTERDALE, WHITBY, NORTH YORKSHIRE, YO21 2DT



- ▲ Grade II Listed Stone Property
- ▲ Working Victorian Range Multifuel Stove
- ▲ Beautifully renovated throughout
- ▲ Four bedrooms
- ▲ Principal bedroom with en-suite and walk-in wardrobe
- ▲ Ground floor WC
- ▲ Fully boarded attic with staircase
- ▲ New sealed central heating system powered by Rayburn
- ▲ Double glazed Sash windows
- ▲ New velux conservation windows
- ▲ Double driveway
- ▲ External water supply to front & rear outbuilding with mains power
- ▲ Stunning rural setting in the North York Moors village of Westerdale

Offers in the region of £480,000

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A Rare Opportunity to Acquire a Beautifully Renovated Grade II Listed Country Home in the Heart of Westerdale.

Steeped in local history and full of character, this exceptional four-bedroom semi-detached country house has been sympathetically transformed into a stunning family home. Occupying a picturesque position within the sought-after rural village of Westerdale, the property effortlessly combines period charm with modern comforts, making it ideal for those seeking countryside living without compromising on quality.

Lovingly and extensively renovated by the current owners, this period property retains an abundance of original features whilst benefitting from a host of high quality improvements to include; Stone flooring throughout the kitchen and utility room and a new Rayburn powered central heating system, new bathrooms and conservation Velux windows.

The spacious accommodation briefly comprises a living room with multi-fuel stove, a generous 2nd reception room with working Victorian range, separate kitchen with breakfast bar and Rayburn, utility room / boot room and a convenient ground floor W.C. To the first floor are four well-appointed bedrooms, including a superb principal bedroom with en-suite and walk-in wardrobe. There is also a four piece family bathroom with an adjoining storage room.

A staircase leads to a fully boarded attic room, with two new Velux windows and potential to convert to a fifth bedroom (subject to planning/building regulation approval). Currently this provides excellent additional storage / hobby space. (Please note this currently does not have building regulations for use as habitable accommodation). There is also a second attic room with fitted shelving for storage and pull down ladder for access.

Externally the property enjoys an established enclosed front garden, and an enclosed rear courtyard with outbuilding and undercover seating area, gated access leads to the double driveway.

TO VIEW: Tel: 01287 552280
10 Chaloner Street, Guisborough, TS14 6QD

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Properties of this calibre and historical significance rarely become available. Offering spacious accommodation, beautiful countryside surroundings and a wealth of character, this unique home is certain to appeal to families, those looking for a peaceful village lifestyle, or buyers searching for something truly special.

No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

BUYERS IDENTIFICATION CHECK(S) - Should a purchaser(s) have an offer accepted on a property marketed by Michael Poole Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a third party service to verify your identity; this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

AGENTS REF: - JS/LS/GBH260251/29072026

Council Tax Band: D **Tenure:** Freehold

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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