

**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 and 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

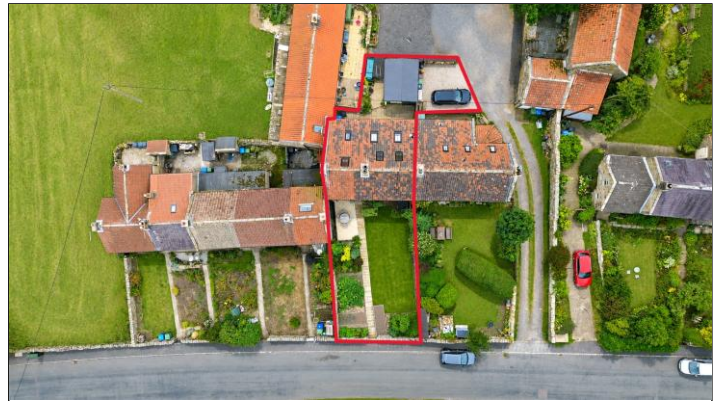
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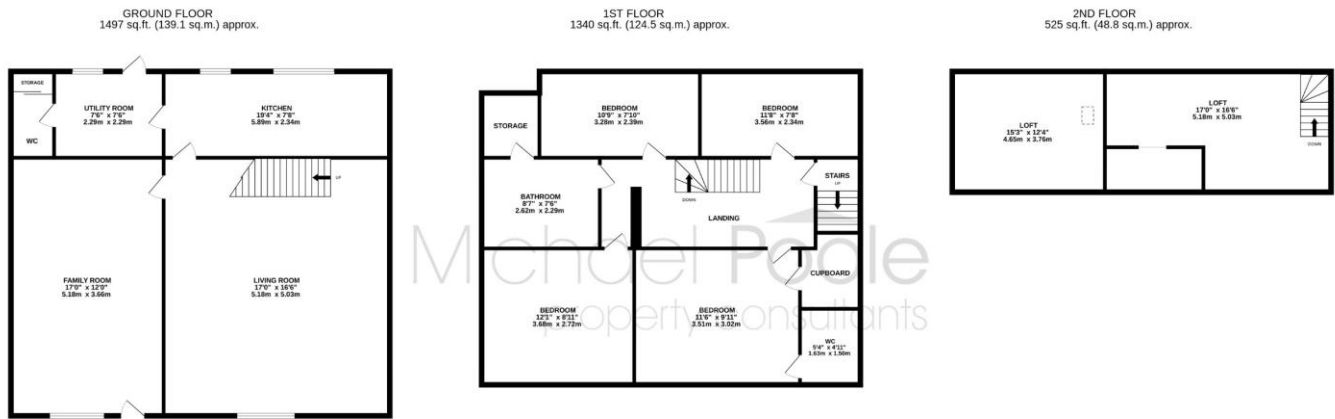


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TOTAL FLOOR AREA: 3363 sq.ft. (312.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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