



WOODLEIGH HOUSE & CHESTNUT BARN
AISALBY, NORTH YORK MOORS NATIONAL PARK





WOODLEIGH HOUSE & CHESTNUT BARN

AISLABY, WHITBY
NORTH YORKSHIRE
YO21 1SW

Whitby 2 miles, Pickering 18 miles, York 40 miles (All distances approximates)

A superb pair of properties comprising a restored Georgian residence and separate barn conversion, with an exceptional standard of finish matched only by truly exceptional views across the Esk Valley. Located within this picturesque and sought after National Park village.

Woodleigh House: Grade II listed property providing over 1,700 square feet of beautifully presented accommodation, together with landscaped garden and grounds and with far reaching views across the Esk Valley

Chestnut Barn: Converted from traditional buildings and currently operating as a thriving holiday let providing a yearly turnover of £50,000. making it a very attractive investment property.

Chestnut Barn could be occupied full time and provides up to three bedroom accommodation.

GUIDE PRICE £885,000

DESCRIPTION

Woodleigh House and Chestnut Barn are a pair of exceptional properties located within the sought after village of Aislaby, ideal for investment and lifestyle buyers alike. A thriving holiday let, Chestnut Barn currently realises a gross turnover of approx. £50,000 PA. Alternatively the barn is not restricted to holiday use and could be occupied on a more permanent basis if required, subject to National Park Occupancy Restriction.

Dating back to 1840 Woodleigh House has been carefully restored over the past five years. The classically Georgian proportions and features enhanced by more modern touches with underfloor heating to part and high specification bathroom and kitchen fittings. The result being a property whose innate character sits comfortably within a more modern sensibility and aesthetic.

Woodleigh House amounts to 1,744 square feet and comprises an attractive range of elegantly proportioned accommodation; entrance hall, open plan living and dining room opening into the breakfast kitchen. Dual aspect formal sitting room with uninterrupted views across the Esk Valley to the south. Cloakroom and access down into the cellar. Upstairs is a large landing with three large double bedrooms and main bathroom with freestanding tub and separate shower.

Chestnut Barn dates back to 1780 and is the result of an imaginative conversion project undertaken by the current owner, who worked within the Grade II listed status of the barn to create a refreshingly modern layout of rooms with underfloor heating and high specification fixtures and fittings throughout. Approximately 1,386 sq.ft, the accommodation comprises, entrance area with dining hall, open plan living dining kitchen with a vaulted ceiling to part and floor to windows affording a pretty aspect towards the garden. Chestnut Barn provides up to three bedrooms with a large double ground floor bedroom with a Jack and Jill shower room and two further double rooms to the First Floor and a main house bathroom. Chestnut Barn has been operating as a holiday let with an excellent turnover figure and occupancy rate of over 95%. The sale includes all existing bookings and the Chestnut Barn website: www.chestnutbarnwhitby.com.

The grounds are a delight, being landscaped to create a quintessential cottage garden with borders filled with flowering shrubs and plants. Each property has a private garden with Indian stone terraced seating and entertaining areas. The lawn to the front has been arranged in shallow tiers, leading up to central sculpture flanked by a parterre of box hedges. The south facing views from the garden are superb looking across the Esk Valley. There is private off street parking on a pea gravelled area to the side and to the rear is a small courtyard area.

ACCOMMODATION – WOODLEIGH HOUSE

FRONT DOOR

Timber and glazed door with window light over. Stone portico porch with Doric style columns.

ENTRANCE HALL

Encaustic tiled floor with underfloor heating. Stairs to the First Floor with full height window to the rear. Coving. Picture rail. Moulded archway. Cast iron column radiator.

LIVING/DINING ROOM

4.70 m(15'5") x 4.00 m(13'1")

Sash window to the front. Stripped floorboards. Recess with cast iron wood burning stove set upon a stone hearth with inset oak mantel above. Coving. Wall lights. Television point. Cast iron column radiators. Open through to;



KITCHEN

4.70 m(15'5") x 2.70 m(8'10")

Range of fitted base and wall units with solid beech Butcher Block worktops incorporating ceramic sink unit with mixer tap. Range Master stove with extractor hood overhead. Tiled splash backs. Integrated fridge freezer. Integrated dishwasher.

Integrated washing machine. Tiled recess. Double glazed casement window to the rear. Coving. Recessed ceiling lights. Timber door with double glazed panes leading out to the rear. Slate tiled floor with underfloor heating.



SITTING ROOM

5.70 m(18'8") x 4.80 m(15'9")

Dual aspect room with four sets of original Georgian sash windows to the east and south elevations (front & side). Carved stone fireplace housing cast iron wood burning stove. Cast iron column radiators. Original Georgian moulded frieze. Picture rail. Coving. Television point.

CLOAKROOM

2.10 m(6'11") x 1.00 m(3'3")

WC with concealed cistern and fitted units. Cantilever wash hand basin. Tiled walls to part. Encaustic tiled floor with underfloor heating. Electric wall heater. Casement window to the side. Understairs area with utility space. Stairs down to the Cellar which measures approximately 4.3m x 2m and is a useful storage area with electric light and power points.



FIRST FLOOR

LANDING

Galleried landing with a study area tucked away to the side with casement window to the south. Coving and architraves. Column radiator. Thermostat. Alarm point. Loft access hatch with a drop-down ladder.

BEDROOM ONE

5.58 m(18'4") x 4.80 m(15'9")

Dual aspect room with four sets of original sash windows to the east and south elevations (front and side). Cast iron column radiators. Original basket fireplace with tiled hearth and painted mantel. Pair of fitted wardrobes with inset automatic lights. Moulded coving and picture rails.



BEDROOM TWO

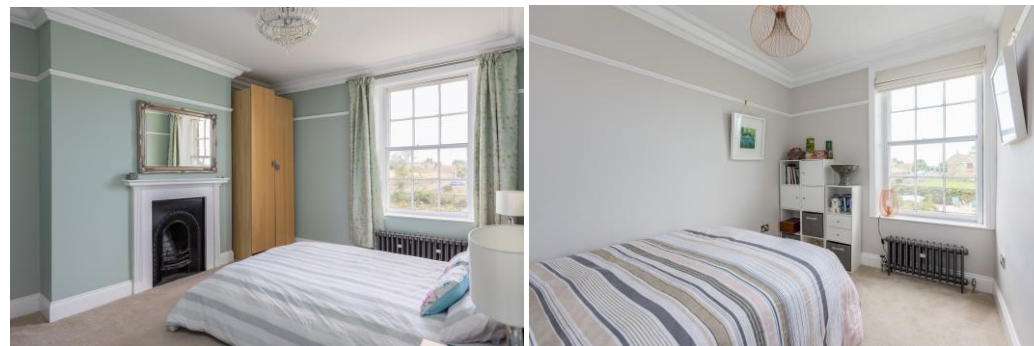
4.66 m(15'3") x 4.50 m(14'9")

Sash window to the front. Cast iron column radiator. Original basket fireplace with painted mantel. Moulded coving and picture rails.

BEDROOM THREE

3.47 m(11'5") x 2.38 m(7'10")

Sash window to the front. Cast iron column radiator. Coving and picture rails.



BATHROOM

4.48 m(14'8") x 2.90 m(9'6")

Freestanding slipper bath. Double width walk in shower cubicle with dual rain head shower overhead. Floating wash hand basin with fitted drawers. Column radiator with heated towel rail. Polished stone tiled floor with electric underfloor heating. Anti-mist light up bathroom mirror. Coving. Recessed ceiling lights. Oriel window to the rear with a 180-degree view.



ACCOMMODATION – CHESTNUT BARN

DINING HALL

5.60 m(18'4") x 4.60m(15'1")

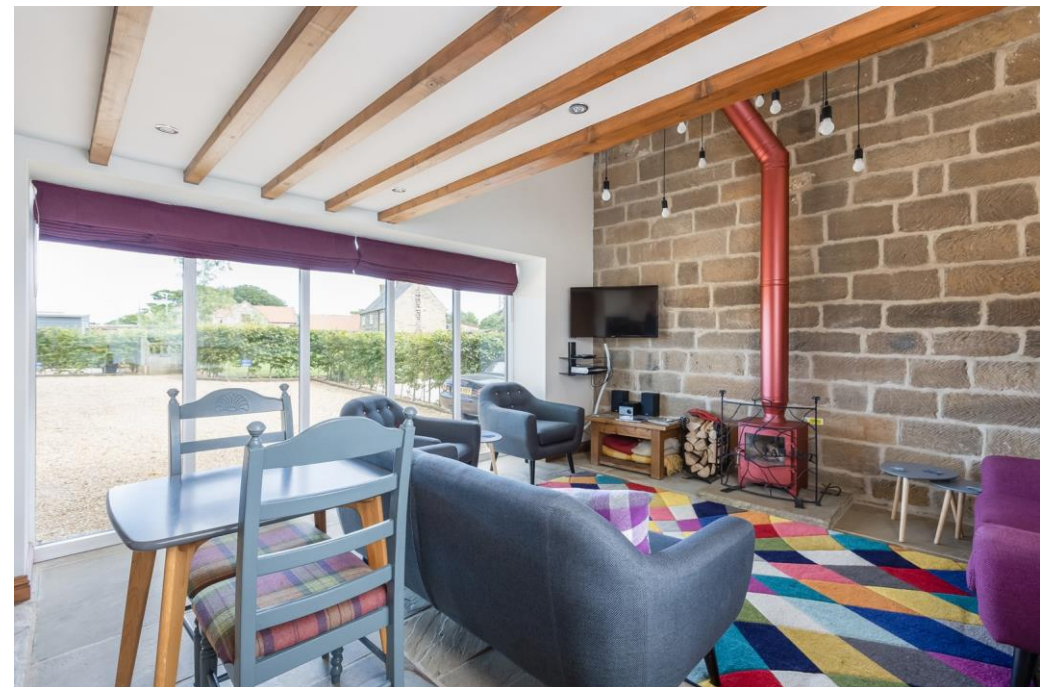
Timber painted stable door with double glazed pane to the front. Stairs to the First Floor with bespoke wrought iron balustrade and banister rail. Fitted under-stairs storage area. Yorkshire flagstone floor with underfloor heating. Exposed beams with recessed lighting. Fitted dining area with joiner-built seating. Electric fuses. Door to the rear with double glazed window light overhead.



OPEN PLAN LIVING/DINING KITCHEN

5.60 m(18'4") x 4.60 m(15'1")

Range of cream fitted base and wall units with Butcher Block worktops incorporating one and a half bowl ceramic sink unit with mixer tap. Integrated Bosch electric oven. Four ring induction hob with stainless steel Zanussi extractor hood overhead. Integrated dishwasher. Tiled splashbacks. Yorkshire flagstone floor with underfloor heating. Double glazed casement window to the rear. Exposed beams with recessed lighting. Living area with vaulted ceiling. Exposed stone walls and wood burning stove set upon a stone hearth. Glazed wall to the front with double glazed units; full height and width window to the front. Television point.



GROUND FLOOR BEDROOM

4.18 m(13'9") x 3.80 m(12'6")

Large double room. Underfloor heating. Exposed beams and recessed ceiling lights. Double glazed window to the rear. Fitted wardrobe. Television point. Door through to;

SHOWER ROOM

2.20 m(7'3") x 1.90 m(6'3")

Fully tiled walls and floor with underfloor heating. Open shower with dual rainhead shower. Floating WC. Wash hand basin. Extractor fan. Recessed ceiling lights. Heated ladder towel rail. Anti-mist light up bathroom mirror. Electric shaver point. The shower room can be accessed both from Bedroom One and also from the Dining Hall

FIRST FLOOR

Galleried landing with fitted storage cupboard.

BEDROOM TWO

5.10 m(16'9") x 4.20 m(13'9")

Large double room with a dual aspect; double glazed casement window to the side and velux roof light to the rear. Radiator. Range of fitted wardrobes. Television point.

BEDROOM THREE

4.20 m(13'9") x 3.30 m(10'10")

A large double room situated in the mezzanine area above the Living Room. Velux roof light. Radiator. Range of fitted wardrobes.

BATHROOM

3.90 m(12'10") x 1.90 m(6'3")

Walk in shower cubicle with dual Rainhead shower and fully tiled surround. Bath with central hand held shower attachment. Chrome heated ladder towel rail. Extractor fan. Recessed ceiling lights. Double glazed casement window to the rear. Floating WC with concealed cistern. Floating wash hand basin. Half tiled walls. Tiled floor. Anti-mist light up bathroom mirror. Electric shaver point.





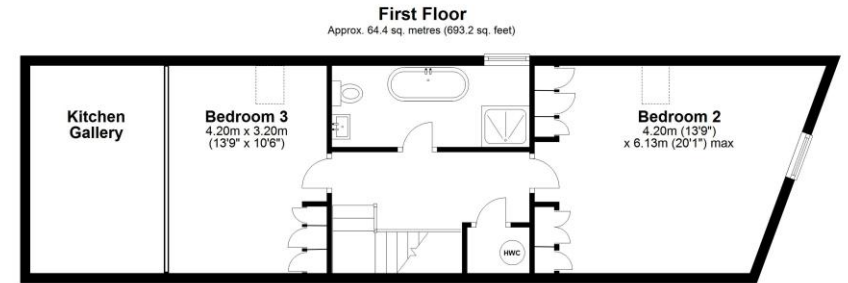
Woodleigh House



Ground Floor
 Approximate Floor Area
 872 sq. ft.
 (81.0 sq. m.)

First Floor
 Approximate Floor Area
 872 sq. ft.
 (81.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Total area: approx. 128.8 sq. metres (1386.3 sq. feet)
 Chestnut Barn, Aislaby

PROFESSIONALS IN PROPERTY SINCE 1860



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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There is a right of way for Woodleigh Cottage for maintenance purposes only, over the drive of Woodleigh House. Woodleigh House has a pedestrian Right of Way across the rear of Woodleigh Cottage.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for Woodleigh House and Chestnut Barn and is available for inspection at the agents Pickering, Malton or Helmsley Offices.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766. email: judith.simpson@cundalls.co.uk.

GENERAL INFORMATION

Services: Mains electric, water & drainage. Oil fired central heating.
Planning: Scarborough Borough Council & North York Moors Park Authority
Council Tax: Band F
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO21 1SW
Please note: All furnishings for Chestnut Barn are available by separate negotiation.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

