



**HIGH GARTH, 91 HIGH STREET  
CASTLETON, NORTH YORK MOORS NATIONAL PARK**

**Cundalls**



## **HIGH GARTH, 91 HIGH STREET**

CASTLETON

WHITBY

NORTH YORKSHIRE, YO21 2ET

*Guisborough 10 miles, Whitby 18 miles, Middlesbrough 20 miles, Leeds 70 miles (all distances approximate)*

**An attractive detached character property, idyllically situated on the edge of Castleton village, set within mature grounds and land. Quietly situated within the North York Moors National Park.**

- Over 1,800 square feet of accommodation: entrance hall – cloakroom - sitting room – living room - kitchen – utility room
- Master bedroom with adjoining dressing area/study – two further double bedrooms – main house bathroom.
- Range of traditional stone outbuildings; including large detached garage and workshop with first floor
- Over 3 acres of garden, grounds and land including a paddock with woodland which could offer some long term development potential.
- Located a short walk from the centre of this well served and popular moorland village.

**GUIDE PRICE £800,000**

**FOR SALE BY PRIVATE TREATY**

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## DESCRIPTION

High Garth is a sizeable Grade II listed stone property situated on the edge of the village in a private position and elevated affording it a wonderful position to take in views of the North York Moors from all angles. Originally a row of 18th century cottages amalgamated into the one property, High Garth is filled with character and provides an excellent range of well-presented accommodation which was fully refurbished by the current owners.

One of the principal attractions is the level of grounds High Garth is set in, in all over three acres of mature landscaped gardens and grounds, including a sizeable area of woodland and grazing paddock to the side, which may offer some long term development potential, subject to obtaining all necessary planning consents and permissions. High Garth well served for outbuilding and garaging. To the roadside is a substantial two storey traditionally styled stone garage building, with workshop space and a first floor storage area. Within the grounds is a further detached range of stone buildings providing wood and coal stores and a workshop.

In brief the accommodation amounts to over 1,800 square feet which comprises, entrance porch, hallway, dual aspect sitting room with a multi fuel stove and living room also with a multi fuel stove. To the far end is the kitchen with granite topped kitchen cabinets and integrated appliances with an adjoining utility room and the cloakroom. Adjoining the house is the boiler room with a range of fitted cabinets and the floor standing oil boiler.

Upstairs is a large dual aspect bedroom, with an adjoining study and two further bedrooms and the house bathroom. The rooms have the potential to be reconfigured if needed and plumbing is on hand to bedroom one in the event of adding in an ensuite.

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## LOCATION

Castleton is a picturesque moorland village nestling in a fold of the northern escarpment of the North York Moors National Park and is located some 10 miles south of Guisborough and 15 miles west of Whitby. The village, together with neighbouring Danby, provides a wide range of local amenities and is a vibrant and active rural community. Amenities within the village include a large general store, independent food store, two public houses, parish church, children's playground and outdoor bowling club. Local primary school rated as Outstanding by Ofsted. Secondary education can be found close by in Whitby and Guisborough along with a larger range of amenities.

Castleton is served by the Esk Valley railway line, with both school and main services to Whitby and Middlesbrough, which connects to the main line network.

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## ACCOMMODATION

### ENTRANCE PORCH

Oak front door. Original front door with bullseye panes. Windows to both sides.

### CENTRAL HALLWAY

Two casement windows to the front and one to the rear. Radiator. Beamed ceiling. Stairs to the first floor with an understairs cupboard housing the fuses. Telephone point. Cast iron multi fuel stove set into a dressed stone and oak and flagged hearth. Wall light points.



### SITTING ROOM

6.32 m (20'9") x 3.63 m (11'11")

Dual aspect room with a bay window to the front and casement window to the rear. Cast iron multi fuel stove set into a dressed Esk stone surround and flagged hearth. Matching fireside alcoves with dressed stone insert. Beamed ceiling. Radiator. Television point.

### LIVING ROOM

4.24 m (13'11") x 4.22 m (13'10")

Cast iron multi fuel stove set into a dressed stone fireplace with oak mantel and flagged hearth. Beamed ceiling. Radiator. Television point. Casement window to the rear.



*Sitting Room*



*Living Room*

#### KITCHEN

3.80 m (12'6") x 2.70 m (8'10")

Range of fitted solid oak base and wall cabinets with granite worktops incorporating one and a half bowl stainless steel sink unit with mixer tap. NEFF induction hob with extractor overhead. NEFF double oven. Matching NEFF microwave. Integrated fridge. Integrated dishwasher. Window to the front. Beamed ceiling. Slate floor.



#### UTILITY ROOM

3.00 m (9'8") x 2.00 m (6'5")

Range of fitted base and wall units with granite effect tops incorporating stainless steel sink unit. Dressed stone wall. Half glazed door with windows to the front and side. Automatic washing machine point. Tumble point. Beam. Underfloor heating.

#### CLOAKROOM

1.61 m (5'3") x 1.30 m (4'3")

Low flush WC. Pedestal wash hand basin. Casement window to the front. Radiator. Extractor fan.

## FIRST FLOOR

Pair of casement windows to the front. Beamed ceiling. Radiator.

### BEDROOM ONE

5.48 m (18'0") x 3.60 m (11'10")

Dual aspect room with windows to the front and rear, with secondary glazing to the rear window. Two radiators. Wall light. Bedroom one has plumbing nearby should a buyer wish to fit an en-suite to the room.



### STUDY

3.11 m (10'2") x 2.64 m (8'8")

Casement window to the rear with secondary glazing. Radiator. Beamed ceiling.

### BEDROOM TWO

4.56 m (15'0") max x 4.31 m (14'2") max

Casement window to the rear with secondary glazing. Range of fitted wardrobes. Airing cupboard housing the hot water cylinder. Varnished floorboards. Radiator. Picture rail

### BEDROOM THREE

3.64 m (11'11") x 2.70 m (8'10")

Dual aspect room with windows to the rear and side, with secondary glazing to the rear window. Two radiators. Picture rail



*Bedroom Two*

### BATHROOM

2.66 m (8'9") x 1.70 m (5'7")

Bath with handheld shower overhead. Low flush WC. Pedestal wash hand basin, tiled walls. Recessed ceiling lights. Casement window to the side. Extractor fan.



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## OUTSIDE

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High Garth is situated to the southern edge of the village and is the first property on the right hand side as you enter Castleton Village from the south.

The property is approached through a timber five bar gate which opens out onto a large gravelled parking area, with plenty of space to park a number of vehicle. The gardens have been meticulously landscaped with. A rockery style garden to its front, fringed by mature pine and larch trees. To the rear is a wide stone flagged terrace which offers a great vantage point, looking across the garden and the moors in the distance. A sizeable, lawned garden edged by rhododendrons, mature shrubs and trees stretches out from the terrace. Within the grounds is a sizable timber shed with electric light and power and an aluminium framed greenhouse.

To the southern side is a tract of mature woodland with a raised grass paddock which has an additional access from the roadside. There is believed to be some long-term development potential to the land, subject to the necessary planning consents and permissions. We understand that initial approaches to the planning department of the NYMNP have been receptive to a conversation about development.

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### RANGE OF OUTBUILDINGS

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#### BOILER HOUSE/MUD ROOM

4.19 m (13'9") x 2.22 m (7'3")

Floor standing oil fired Grant boiler. Concrete floor. Range of fitted base and wall units. Door to the front. Windows front and back. Electric light and power points.

#### GARAGE

7.22 m (23'8") x 3.64 m (11'11")

Traditional stone construction. Timber double doors to the front elevation. Door out to the side. Electric light and power points. Stairs to the first floor.

#### FIRST FLOOR STORAGE

7.00 m (23'0") x 3.83 m (12'7")

Windows to the front and rear.

### DETACHED RANGE OF BUILDINGS

#### COAL STORE

2.80 m (8'6") x 1.40 m (4'7")

#### WORKSHOP

5.57 m (18'3") x 2.60 m (8'6")

#### BIKE STORE

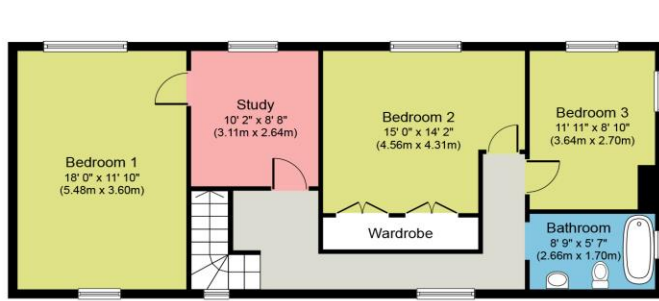
2.68 m (8'11") x 1.20 m (3'11")



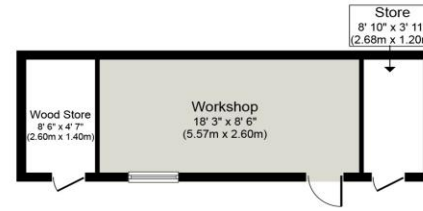




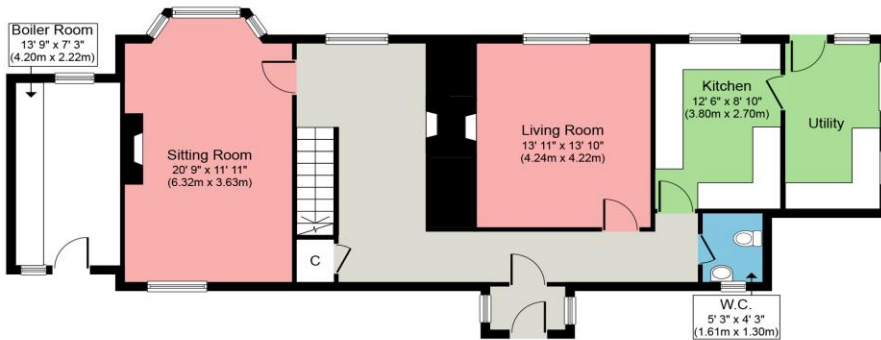




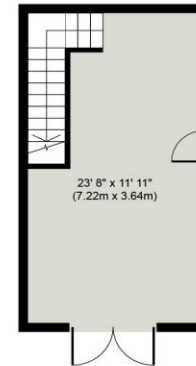
**First Floor**  
**Approximate Floor Area**  
**810 sq. ft.**  
**(75.3 sq. m.)**



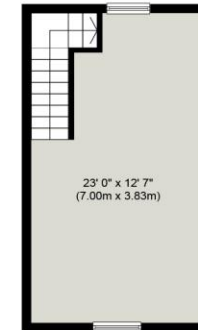
**Outbuilding**  
**Approximate Floor Area**  
**240 sq. ft.**  
**(22.3 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**1,052 sq. ft.**  
**(97.7 sq. m.)**



**Ground Floor**  
**Approximate Floor Area**  
**287 sq. ft.**  
**(26.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**287 sq. ft.**  
**(26.6 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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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.

### BOUNDARIES

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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

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High Garth is Grade II listed. We are awaiting confirmation that an EPC is required.

### METHOD OF SALE

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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](mailto:judith.simpson@cundalls.co.uk)

### GENERAL INFORMATION

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Services: Mains water, drainage & electricity. Oil fired central heating.  
Planning: North York Moors National Park  
Council Tax: Band G  
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 2DB  
Details prepared June 2024

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.

