

1 & 2 BRICKYARD COTTAGES RUSWARP



A unique lifestyle property, comprising a pair of semi-detached cottages together with land amounting to 6.5 acres.

Situated in a rural position, only a short distance from Ruswarp Village

1 Brickyard Cottage: A newly refurbished 2-bedroom cottage.

2 Brickyard Cottage: In need of full restoration and providing 2-bedroom accommodation

Potential to amalgamate the two properties to create one main house; subject to all necessary planning consents

Set in extensive private grounds with mature woodland

Grazing and grassland amounting to around 3.5 acres

NO ONWARD CHAIN

GUIDE PRICE £450,000

A unique lifestyle property comprises a pair of cottages set in a private position with extensive wooded grounds and grazing land. In all amounting to 6.5 acres

Located just $\frac{3}{4}$ of a mile from Ruswarp village, 1 & 2 Brickyard Cottages occupies a private rural position with an open aspect across towards the River Esk. The cottages are set in large and private grounds with ample parking, which as a whole offers huge potential to create an idyllic home. Grazing land of around 3.5 acres is situated at the top of the bank, with an independent access of Hagg Road, a small lane off Sneaton Lane.

1 Brickyard Cottages

The left-hand side has been recently rebuilt and refurbished – July 2024. The accommodation as a whole amounts to around 550 square feet which in brief comprises entrance porch, open plan living room with kitchen and a side porch. Upstairs are two bedrooms and house shower room.

2 Brickyard Cottages

In need of a full scheme of refurbishment throughout, 2 Brickyard Cottages provides 550 square feet of space, currently laid out with entrance porch, sitting room, separate kitchen and a side porch. Two first floor bedrooms and bathroom.



LOCATION

Ruswarp is a small, yet pretty village situated only one and a half miles to the southwest of the popular town of Whitby. Ruswarp offers a good range of local amenities including a primary school, public house and well-regarded butchers. Whitby is a fascinating mix of eclectic shops and high-quality restaurants, at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park

1 BRICKYARD COTTAGE

Forming the left-hand half portion. Largely rebuilt and completely refurbished in 2022, 1 Brickyard Cottage provides an attractive range of modern accommodation which comprises the following:

ENTRANCE HALL

Upvc front door. Window to the side.

INNER HALL

Stairs to the First Floor.

OPEN PLAN LIVING/DINING KITCHEN

5.52 m(18'1") x 4.54 m(14'11")

A triple aspect room with double glazed windows to the front, rear and side. Multi fuel cast iron stove set into a recess. Radiator. Range of fitted base units with Butcher Block work tops incorporating single bowl, single drainer stainless steel sink unit with mixer tap. Electric cooker point with extractor overhead. Automatic washing machine point. Under stairs fitted cupboard. Television point. Electric fuses.

SIDE PORCH

2.68 m(8'10") x 1.07 m(3'6")

Casement windows to three sides. Door to the rear. Tiled floor.



FIRST FLOOR LANDING - Loft access hatch.

BEDROOM ONE

4.60 m(15'1") max x 2.90 m(9'6")

Casement window to the front. Fitted cupboard housing hot water cylinder with immersion heater. Radiator.



BEDROOM TWO

2.80m(9'2") max x 2.70m(8'10") max

Casement window. Radiator. Fitted cupboard. T.V point.

SHOWER ROOM

2.60m(8'6") x 0.70m(2'4")

Shower cubicle. Low flush WC. Wash hand basin. Casement window to the rear.



2 BRICKYARD COTTAGE

ENTRANCE HALL

Glazed pane front door. Stairs to the First Floor

SITTING ROOM

3.46 m(11'4") x 3.39 m(11'1")

Casement window to the front. Two casement windows to the side. Feature brick fireplace. Telephone point. TV point.



BREAKFAST KITCHEN

4.60 m(15'1") x 2.18 m(7'2")

Range of fitted base units with granite effect work tops incorporating single bowl, single drainer sink unit with mixer tap. Tiled splashback. Under stairs fitted cupboard. Automatic washing machine point. Integrated electric oven with four ring halogen hob and extractor hood. Two casement windows to the rear. Casement to the porch. Under stairs fitted cupboards.



SIDE PORCH

2.68 m(8'10") x 1.07 m(3'6")

Glazed to two sides. Door to the rear.

FIRST FLOOR LANDING - Loft access hatch.

BEDROOM ONE

4.60 m(15'1") max x 2.90 m(9'6")

Casement window to the front. Fitted cupboard housing hot water cylinder with immersion heater. Electric wall heater.



BEDROOM TWO

2.80m(9'2") max x 2.70m(8'10") max

Casement window to the rear.



SHOWER ROOM

2.60m(8'6") x 0.70m(2'4")

Shower cubicle. Low flush WC. Wash hand basin. Casement to the rear. Electric fan. Electric shaver point.

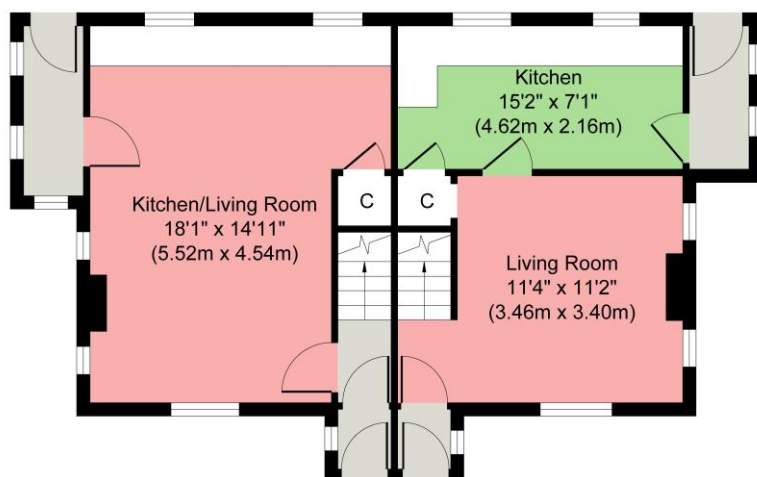
OUTSIDE

The properties are approached down a lengthy track off Sneaton Lane, crossing the Railway at two points. 1 & 2 Brickyard Cottages are set within mature grounds of approximately 2.3 acres – with a large area of hardstanding giving way to gardens at the front and side of the cottages and a tract of mature Woodland to the south and east. A useful timber outbuilding stands to the northern edge of the boundary.

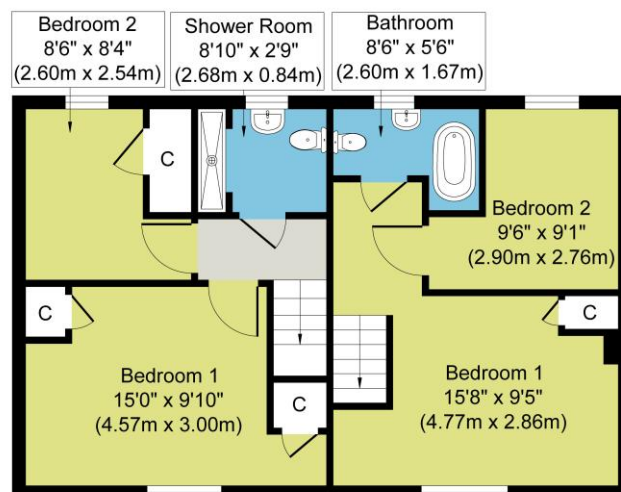


LAND

Above the woodland sit a parcel of grassland -ideal for grazing and with a separate access off Hagg House Road to the south. 3.5 acres in total.



Ground Floor
Approximate Floor Area
616 sq. ft
(57.19 sq. m)



First Floor
Approximate Floor Area
547 sq. ft
(50.77 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

Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
Services: Mains water and electricity. Central heating is electric. Drainage is to a septic tank.
Council Tax: Band A (both)
Post Code: YO22 5HN
EPC: TBC
Viewing: Strictly by appointment with the Agent's Pickering office.
Please note: A footpath crosses over the western corner of the parking area and off to the southwest.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the 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.

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