



GROSMONT, WHITBY
£1,000,000

Carter Jonas

GROSMONT, WHITBY, YO22 5PE

Grosmont House, a historical gem from 1860, stands as the village's crown jewel. This distinguished property boasts impressive architecture with breathtaking garden and heritage railway views. Meticulously renovated, it blends contemporary luxury with rich period character.

Entering through the central reception hall, you are greeted by three superb reception rooms. The drawing room, with a deep bay window and wood-burning stove, opens to lush gardens through French doors. The sitting room, featuring a square bay window and elegant fireplace, offers a cozy retreat along with a light-filled conservatory. A grand dining area boasts oak flooring with underfloor heating, a vaulted ceiling, a stunning stone fireplace, and French doors leading to the courtyard.

The updated kitchen, complete with a Butler sink, integrated appliances, and a large walk-in pantry, is complemented by a further dining room featuring a period fireplace and bread oven. Additionally, the ground floor includes a wet room, laundry room, and separate WC.

The upper floors offer luxurious accommodation, with six bedrooms featuring en suite bathrooms. Adding to the allure is a self-contained apartment with a double-height living area, a west-facing arched window, and a private entrance. This apartment includes a well-appointed kitchen and a comfortable bedroom with an en suite bathroom, ideal for guests or extended family.

Grosmont House also includes two period cottages (and garages) converted from a former stable block that overlook the NYM Railway. Mallard Cottage is a two-bedroom cottage, and Three Trees Cottage is a one-bedroom cottage. Both are well-appointed with their own outdoor spaces, ideal for multi-generational living or holiday lets.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND F

IMPRESSIVE COUNTRY HOUSE OFFERING OVER 6,000 SQ FT WITHIN THE MAIN HOUSE, AND TWO STUNNING HOLIDAY/ANNEXE COTTAGES LOCATED WITHIN THE GROUNDS.





Classification L2 - Business Data



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Three Trees Cottage

Ground Floor

Bedroom 1 118' x 109' 3.51 x 3.28
 Bedroom 2 119' x 117' 3.58 x 3.53
 Kitchen 11'10' x 11'10' 3.61 x 3.61
 Sitting Room 11'11' x 11'10' 3.63 x 3.61
 Dining Room 247' x 11'10' 7.49 x 3.61
 Sitting Room 11'10' x 11'1' 3.61 x 3.38
 Bathroom 75' x 6'0' 2.26 x 1.83
 Garage 123' x 11'11' 3.73 x 3.63
 Garage 240' x 130' 7.32 x 3.96

First Floor

Bedroom 1 120' x 11'10' 3.66 x 3.61
 Kitchen 151' x 82' 4.60 x 2.50
 Dining Room 151' x 145' 4.60 x 4.40
 Hall / Study
 WC
 Laundry Room 9'6' x 8'6' 2.90 x 2.60
 Wet Room
 Sitting Room 139' x 126' 4.20 x 3.80
 Drawing Room 186' x 145' 5.65 x 4.40
 Conservatory 126' x 6'11' 3.80 x 2.10

Second Floor

Bedroom 9 151' x 10'10' 4.60 x 3.30
 Bedroom 8 112' x 7'10' 3.40 x 2.40
 Bedroom 7 88' x 8'0' 2.65 x 2.45 (Approx)
 Bedroom 6 169' x 96' 5.10 x 2.90
 Bedroom 5 139' x 126' 4.20 x 3.80
 Bedroom 4 186' x 126' 5.65 x 3.80
 Bedroom 3 10'10' x 5'7' 3.30 x 1.70
 Bedroom 2 139' x 122' 4.20 x 3.70
 Bedroom 1 151' x 122' 4.60 x 3.70

Approximate Gross Internal Area (Excluding Void / WC / Including Gallery Landing)

Three Trees Cottage = 668 sq ft / 62.1 sq m
 Mallard Cottage = 666 sq ft / 61.9 sq m
 Garages = 476 sq ft / 44.2 sq m
 Total = 1766 sq ft / 165.8 sq m

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