MULGRAVE
ESTATE

To Let

Bank Top Farmhouse,

Ellerby, Saltburn TS13 5LR

A detached farmhouse situated between Ellerby and Mickleby, enjoying panoramic countryside and coastal views towards Runswick Bay. The property combines period character features, including exposed beams and traditional doors, with modern improvements completed in 2023, including a new heating system, secondary glazing, kitchen and bathrooms.

The property benefits from a courtyard of traditional farm buildings and optional grazing paddocks.

Kitchen/diner, two receptions, study, four bedrooms, family bathroom, shower room and ensuite.

Description:

Hall

Front & rear wooden/part glazed doors, meter cupboard:

Kitchen/Diner

Cream shaker-style kitchen units, stainless steel range with ceramic hob, integrated dishwasher, stainless steel extractor, white metro tiled splashbacks. Click laminate flooring, stainless steel sink with mixer tap. Window seat & window with secondary glazing. Town & Country "Pickering" wood burner with stone hearth & mantle. Beamed ceiling with spotlights. Radiator.

Living Room

Secondary glazed window seat. Open fire, carpet. Three double sockets, some with USB charging points, TV connection, beamed ceiling, radiator. Understairs cupboard.

Reception 2

Secondary glazed window seat, carpet, four double sockets some with USB charging points, beamed ceiling, radiator.

Study

Secondary glazed window seat, carpet, three double USB/sockets, beamed ceiling, radiator.

Shower Room

Walk in corner shower, vanity unit, WC, heated towel rail, vinyl flooring.

Staircase (one) leading up to

First Floor

Bedroom 1

Beamed ceiling, carpet, window with secondary glazing, four double sockets and TV point, understairs cupboard, radiator, door leading to attic.

Ensuite

Walk in shower, vanity unit, illuminated mirror with shaver socket, WC, heated towel rail.

Staircase (two) leading up to

Bedroom 2

Beamed ceiling, carpet, window with secondary glazing, five double sockets/TV, feature fireplace, radiator.

Bedroom 3

Beamed ceiling, carpet, window with secondary glazing, four double sockets/TV, radiator.

Bedroom 4

Beamed ceiling, carpet, window with secondary glazing, three double sockets/TV, radiator.

Bathroom

White suite comprising bath with overhead shower, vanity unit, WC, heated towel rail, shaver socket.

Outside

Utility Room – sink unit, boiler, water tank, power.

Garden – comprising lawn and flower beds.

Courtyard of traditional farm buildings including a garage, dairy house and loose boxes, most of which benefit from power and lighting. Grassed inner courtyard.

Large stoned parking area.

Optional grazing land and two paddocks (approximately eight acres in total)

Bank Top Farmhouse presents a rare opportunity to rent a substantial rural family home with outstanding views, extensive outbuildings and optional grazing land, all within easy reach of the Yorkshire coast and local transport links.

General Information

Offered unfurnished and available on an Assured Periodic Tenancy (APT). A holding deposit equivalent to one week's rent (£595) will be required to secure the tenancy application once suitable to both parties. The holding deposit will be refunded subject to suitable references being obtained. Provision of false or misleading information may result in the holding deposit being retained by Mulgrave Estate.

Services

Mains electric, mains water, septic tank, oil heating.

Services such as broadband, telephone and television connections have not been tested or verified by Mulgrave Estate. Tenants will be responsible for all services and council tax in relation to the property.

Local Authority: North Yorkshire Council

Rates: Council Tax Band D

EPC Rating: D (68)

Rental: £2595.00 pcm

Deposit: £2990.00

Viewing is strictly by appointment only. For further information or to arrange a viewing, please telephone (01947) 893239 or email Julie.brickley@mulgrave.net

Please note that these particulars are intended as a general guide only and do not constitute any part of an offer or contract.